



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 22, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

20 March 22, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**GENERAL PLAN AND HOUSING ELEMENT PROGRESS REPORTS CY 2015
(ALL SUPERVISORIAL DISTRICTS) (3 VOTES)**

SUBJECT

The General Plan Annual Progress Report and Housing Element Progress Report for the 2015 calendar year describe the implementation status of the County's General Plan and Housing Element.

IT IS RECOMMENDED THAT THE BOARD:

1. Consider the General Plan and Housing Element Progress Reports for 2015 at a public meeting;
2. Instruct the Department of Regional Planning (Department) to submit the reports to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the General Plan and Housing Element Progress Reports is to meet the requirements of Government Code Section 65400, which mandates that local jurisdictions submit an annual report on the status of the General Plan and progress in its implementation. The report is required to be submitted to the OPR and HCD by April 1, 2016. The requirement to report on the County's progress in meeting its share of regional housing needs, and to remove governmental constraints to the maintenance, improvement, and development of housing, is addressed in a companion document, the Housing Element Annual Progress Report. The annual progress reports inform legislative bodies and the State of the jurisdiction's effectiveness in implementing its general plan and housing element.

Implementation of Strategic Plan Goals

This action supports the County's Strategic Plan Goal No. 1, Operational Effectiveness, by tracking the continued implementation and update of the Countywide General Plan and Housing Element, and ensuring that long-range land use and housing goals established by the County are being met.

FISCAL IMPACT/FINANCING

The recommendation does not have a fiscal or financing impact on the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

General Plan Progress Report

The Los Angeles County General Plan, which was adopted in 2015, is designed to guide the long-term physical development and conservation of the County's land and environment in the unincorporated areas, through a framework of goals, policies, and implementation programs. The General Plan also provides a foundation for more detailed plans and implementation programs, such as area or community plans, zoning ordinances, and specific plans.

Government Code Section 65400 mandates local jurisdictions to submit an annual report on the status of the General Plan and progress in its implementation. The General Plan Annual Progress Report provides a list of adopted and pending amendments to the zoning code and the General Plan in 2015; as well as implementation progress on two sub-elements of the General Plan (the Bicycle Master Plan and Community Climate Action Plan).

Housing Element Progress Report

The Housing Element is a component of the General Plan. The purpose of the Housing Element is to analyze existing, and to plan for future, needs for the unincorporated areas of the County. The Housing Element is intended to address the housing needs of all income levels and accommodate a diversity of housing types and special needs. On February 4, 2014, the Board of Supervisors adopted the Fifth Revision to the Housing Element, which covers the period 2014-2021. On April 30, 2014, the Housing Element was certified by HCD.

Government Code Section 65400(a)(2)(B) mandates that all local jurisdictions prepare an annual report on the implementation progress of the Housing Element of their General Plan. The report provides information on the County's progress toward meeting its share of the regional housing need and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3). The information must be reported using the guidelines set forth in the Housing Element Law and as provided by HCD. Prior to submission to the State, the report must be considered at a public meeting before the Board of Supervisors, where members of the public can submit oral and/or written comments on the report.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The recommended action does not have an impact on current services or projects.

Should you have any questions, please contact Connie Chung in the General Plan Development and Housing Section at (213) 974-6417 or cchung@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Richard J. Bruckner". The signature is fluid and cursive, with a large loop at the end of the last name.

RICHARD J. BRUCKNER
Director

RJB:MC:CC:KH:S
C:ems

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Chief Executive Office
Community Development Commission
Parks and Recreation
Public Works

GENERAL PLAN ANNUAL PROGRESS REPORT

CY 2015

The purpose of this report is to meet the requirements of Government Code Section 65400, which mandates local jurisdictions to submit an annual report on the implementation status of the general plan. The report must be submitted to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) by April 1. The requirement to report on the County's progress in meeting its share of regional housing needs, and to remove governmental constraints to the maintenance, improvement, and development of housing, is addressed in a companion document, the Housing Element Annual Progress Report.

On October 6, 2015, the Los Angeles County Board of Supervisors adopted the General Plan Update. The new General Plan provides the policy framework and establishes the long range vision for how and where the unincorporated areas will grow, and establishes goals, policies, and programs to foster healthy, livable and sustainable communities. The General Plan also provides detailed descriptions of programs, ordinances, and tasks for its implementation.

The following report provides the implementation status of the General Plan for the 2015 calendar year.

- **Part I: General Plan** summarizes the General Plan and its components.
- **Part II: General Plan Amendments** lists projects that amended General Plan Elements and/or maps.
- **Part III: General Plan Implementation** describes the progress of General Plan implementation in four subsections:
 1. General Plan Implementation Program;
 2. Other Plans and Ordinances;
 3. Bicycle Master Plan (a sub-element of the General Plan Mobility Element); and
 4. Community Climate Action Plan (a sub-element of the General Plan Air Quality Element).
- **Appendices**
 - Appendix A: Equity Tools Development Report
 - Appendix B: December 8, 2015 Board Motion: Equitable Development Work Program

I. GENERAL PLAN

The Los Angeles County General Plan was adopted by the Board of Supervisors on October 6, 2015. The updated General Plan provides the policy framework and establishes the long range vision to guide development and conservation in the unincorporated areas to the year 2035. It also establishes goals, policies, and programs to foster healthy, livable, and sustainable communities. The adopted General Plan represents a comprehensive effort to update the County's 1980 General Plan.

The following five guiding principles work to emphasize the concept of sustainability throughout the General Plan: employ smart growth; ensure community services and infrastructure are sufficient to accommodate growth; provide the foundation for a strong and diverse economy; excellence in environmental resource management; and provide healthy, livable and equitable communities.

The General Plan also establishes the Planning Areas Framework by identifying 11 Planning Areas. The purpose of the Planning Areas Framework is to provide a mechanism for communities to work with the County to develop plans that respond to their unique character and specific needs within the overall theme of the General Plan.

General Plan Elements

The General Plan is comprised of the following elements:

- Land Use Element
- Mobility Element
- Air Quality Element
- Housing Element (adopted and certified in 2014)
- Conservation and Natural Resources Element
- Parks and Recreation Element
- Noise Element
- Safety Element
- Public Services and Facilities Element
- Economic Development Element

The Zoning Consistency Program consists of amendments to Title 22 (Zoning Code) and rezoning of properties in conjunction with the General Plan update. Amendments to Title 22 include the addition of new residential, commercial, and industrial zones, as well as revisions to the existing mixed use and industrial zones.

The Hillside Management Areas Ordinance amended Title 22 to encourage development that preserves the physical integrity and scenic value of hillside management areas by minimizing development on slopes of 25% or greater to the extent feasible, and through sensitive hillside design techniques.

Equity Development Tools Report

At the public hearing for the General Plan on March 24, 2015, the Board of Supervisors instructed the Department of Regional Planning to evaluate tools and concepts to ensure equitable development in the implementation of the new General Plan. The Equity Development

Tools report (Appendix A) presents a toolbox of strategies identified by experts, community groups, and other stakeholders.

On December 8, 2015, the Board directed relevant County departments to initiate an Equitable Development Work Program (Appendix B). The work program focuses on securing and increasing affordable housing; developing tools to evaluate; monitoring and advancing equity objectives; developing framework to facilitate experts' engagement; and coordinating with other committees.

II. GENERAL PLAN AMENDMENTS

The following was adopted in 2015 and amended the General Plan Elements and/or maps. Ongoing efforts are described in Part III of this report.

Project	Date	Amends
<p>General Plan Update</p> <p>Update of the 1980 General Plan amended six General Plan Elements that are required by California Government Code. For details, see Section I. General Plan.</p>	<p>October 6, 2015</p>	<p>Land Use Element</p> <p>Mobility Element (Circulation Element)</p> <p>Safety Element</p> <p>Noise Element</p> <p>Conservation and Natural Resources Element (Open Space Element and Conservation Element)</p>
<p>Antelope Valley Area Plan</p> <p>Update of the Antelope Valley Area Plan. This project recognizes the individual needs and identity of each unique community in the unincorporated Antelope Valley, as well as the collective needs and identity of the Antelope Valley as a whole. By focusing development in appropriate areas and protecting environmental resources, the residents, property owners, business owners, and other stakeholders in the Valley developed a common vision that will guide growth in the unincorporated areas of the Antelope Valley in coming years.</p>	<p>June 16, 2015</p>	<p>Land Use Element</p> <p>Conservation and Natural Resources Element</p> <p>Mobility Element</p>

III. GENERAL PLAN IMPLEMENTATION

1. GENERAL PLAN IMPLEMENTATION PROGRAM

The General Plan implementation program which is organized by General Plan Element, is designed to address the overall policy objectives identified in the General Plan. The following provides the status of each program in 2015.

LAND USE ELEMENT	
<p>LU-1: Planning Areas Framework Program</p> <ul style="list-style-type: none"> East San Gabriel Valley Area Plan The East San Gabriel Valley Area Plan will establish land development goals, policies, and implementation programs for the unincorporated communities located in the East San Gabriel Valley Planning Area. To date, the project schedule and the technical background report outline have been completed. The East San Gabriel Valley Area Plan will amend the General Plan and is expected to be adopted in 2019. 	Pending
<p>LU-2: Transit Oriented District Program</p> <ul style="list-style-type: none"> Willowbrook TOD Specific Plan The Willowbrook TOD Specific Plan will contain zoning and land use policies, development standards and design guidelines for the half-mile unincorporated radius around the Rosa Parks/Imperial Metro station. The effort also includes the preparation of an existing conditions study, parking study, mobility strategy, economic development strategy, capital improvement plan, and environmental review document. The TOD Specific Plan will implement the recommendations and vision of the Martin Luther King, Jr. Medical Campus Master Plan and other planning efforts in Willowbrook. West Carson TOD Specific Plan The West Carson TOD Specific Plan aims to achieve the reduction of automobile usage, increase infill and compact development, and infrastructure improvements. The TOD Specific Plan will contain zoning and land use policies, development standards and design guidelines, an existing conditions study, parking study, mobility strategy, and an environmental document for the half-mile radius around the Carson Metro Bus Station within the unincorporated area. The effort will engage other County agencies and also be made in conjunction with the proposed Harbor-UCLA Hospital Master Plan. West Athens-Westmont TOD Specific Plan The West Athens-Westmont TOD Specific Plan will contain zoning and land use policies, development standards and design guidelines for the 	<p>Pending</p> <p>Pending</p>

half-mile unincorporated area radius around the Metro Green Line Vermont/Athens Station. The effort also includes the preparation of an existing conditions study, parking study, mobility strategy, economic development strategy, capital improvement program, and environmental review document. The TOD Specific Plan will coordinate with other planning efforts and initiatives planned for West Athens-Westmont.	Pending
LU-3: Airport Land Use Compatibility Plan <ul style="list-style-type: none"> Brackett Field Airport Land Use Compatibility Plan On December 9, 2015, the Airport Land Use Commission (ALUC) adopted the Airport Land Use Compatibility Plan (ALUCP) for Brackett Field Airport, which is a County owned-airport. The ALUCP sets forth land use compatibility policies applicable to future development in the vicinity of the Airport. The policies are designed to ensure that future land uses in the surrounding area will be compatible with potential long-range aircraft activities at the Airport, and that the public's exposure to safety hazards and noise impacts are minimized. 	Adopted December 9, 2015
LU-4: Growth Management Program	Not Started
LU-5 : Civic Art Program <ul style="list-style-type: none"> The County Civic Art Program allocates one percent of design and construction costs on new County capital projects to a Civic Art Special Fund. Since its inception in 2004, the Civic Art Program has completed 94 civic art projects. During fiscal year 2014-2015, there were 41 active projects. In 2015, the Board of Supervisors adopted a revised Civic Art Policy, which provides guidelines and procedures to include County capital projects that are built by developers. Residential and commercial projects continue to be exempt from the Civic Art Program. One of the program components is updating and maintaining the County's civic art inventory and providing the information to the public. A comprehensive baseline inventory was compiled during FY 14-15 and will be documented thoroughly through site visits. 	Ongoing
LU-6: Transfer of Development Rights <ul style="list-style-type: none"> The Transfer of Development Rights (TDR) Feasibility Study was proposed in the Department of Regional Planning's FY 2016-2017 budget as an Unmet Need. If funding is approved, the next steps will include developing a scope of work for the feasibility study, releasing a request for proposals, and selecting a consultant. 	Pending
LU-7: Adaptive Reuse Ordinance	Not Started

LU-8: Art and Cultural Resources Program	Not Started
LU-9 : Community Design Guidelines (Livable Community Design Guidelines) <ul style="list-style-type: none"> As a part of Healthy Design Phase II, (a continuation of the County's efforts to build healthier neighborhoods), the Department of Regional Planning, in conjunction with the interdepartmental Healthy Design Working Group, is developing the Livable Community Design Guidelines to be used by planners and developers to ensure that the design of discretionary land development projects located in unincorporated areas encourage pedestrian activity, bicycling, public transit use, and outdoor physical activity; and provide access to healthy food. 	Pending
LU 10: Early Care and Education Program	Not Started
LU 11: Military Influence Areas Overlay Ordinance	Not Started
MOBILITY ELEMENT	
M-1: Parking Ordinance	Not Started
M-2: Community Pedestrian Plans <ul style="list-style-type: none"> A pedestrian plan has been completed for the West, South, and East Whittier unincorporated areas covering a population of approximately 89,900. A pedestrian plan has been drafted for the Azusa-Covina unincorporated areas covering a population of approximately 35,000. The Department of Public Health is initiating development of pedestrian plans for the unincorporated areas of Lake Los Angeles, Walnut Park, West Athens-Westmont, and West Whittier-Los Nietos with funding from Caltrans' Active Transportation Program. The plans will be completed in late 2018. The pedestrian plans will be used to inform the mobility policies in future area plans. 	Ongoing
M-3: Safe Routes To School Programs <ul style="list-style-type: none"> Since 2004, the Department of Public Works has made Suggested Route to School maps for public elementary schools in the unincorporated areas available through the County's Suggested Pedestrian Route to School Web Site. The Department of Public Works actively participates in both the Federal Safe Routes to School (SRTS) and the State Safe Routes to School (SR2S) programs, which provide competitive grant funding for safety improvements, including sidewalk construction, upon 	Ongoing

C/NR-2: SEA Ordinance <ul style="list-style-type: none"> Amends Title 22 to create a standalone SEA Ordinance with an impacts-based permitting process when development takes place within SEAs. 	Pending
C/NR-3: Mitigation Land Banking Program/Open Space Master Plan	Not Started
C/NR-4: Oak Woodlands Conservation Management Plan Implementation <ul style="list-style-type: none"> The Oak Woodlands Conservation Management Plan Guide was completed in 2014 to implement part of the Oak Woodlands Conservation Management Plan. The Guide assists County staff when processing development applications for discretionary projects that are not exempt from CEQA and that may impact oak woodlands. Future revisions to Title 22 will address the implementation of the Oak Woodlands Conservation Management Plan. 	Ongoing
C/NR-5: Native Woodlands Conservation Management Plan	Not Started
C/NR-6: Scenic Resources Ordinance	Not Started
C/NR-7: Agricultural Resource Areas Ordinance	Not Started
C/NR-8: Mineral Resource Areas Ordinance	Not Started
C/NR-9: Habitat Conservation Plan	Not Started
C/NR-10: Water Quality Initiatives <ul style="list-style-type: none"> DPW is currently applying for various State grants to help fund multi-benefit projects. Coordinated Integrated Watershed Monitoring Plans DPW partnered with numerous agencies to develop 18 Coordinated Integrated Watershed Monitoring Plans. Sixteen of the plans were approved by the Regional Water Quality Control Board in 2015. Approval of the remaining two Plans is expected in 2016. 	Ongoing Pending
C/NR-11: Watershed and Rivers Master Plan	

is expected to be completed by late 2016.	
P/R-2: Trails Program <ul style="list-style-type: none"> In 2015, the Department of Parks and Recreation (DPR) updated the Trails Master Plan to include proposed trail alignments that were evaluated as part of the Santa Susana Mountains Final Trails Master Plan. A community input process was also initiated for the proposed Castaic Area Multi-Use Trails Plan, a future component of the Trails Master Plan. DPR also continued to collaborate with various County departments to coordinate on the trail signage program. An official map of multi-use trails is expected to be available to the public in 2016. 	Ongoing
P/R-3: Parks Sustainability Program	Not Started
NOISE ELEMENT	
N-1: Countywide Noise Assessment Survey/County Noise Ordinance Update	Not Started
N-2: Countywide Noise Mapping	Not Started
N-3: Noise Abatement Program	Not Started
SAFETY ELEMENT	
S-1: Debris Management Plan <ul style="list-style-type: none"> DPW is working with a consultant in conjunction with the CEO Office of Emergency Management to develop a Countywide Mass Debris Removal Plan. The Plan will assess potential operational vulnerabilities in the County, determine needed resources to meet potential demand, and establish a mechanism for the County and its 88 cities to coordinate debris management efforts following a major disaster event. The County will begin to develop a Mass Debris Management specific to the unincorporated areas in early 2016. 	Pending
S-2: At-Risk Properties Hazard Fund and Strategies <ul style="list-style-type: none"> In 2015, DPW identified repetitive loss properties for unincorporated areas in a draft Repetitive Loss Area Analysis (RLAA). DPW will be seeking Board approval of the RLAA in 2016. The RLAA also identified the specific flood hazards and mitigation measures aimed at reducing the flood hazards for the at-risk properties. 	Pending

S-3: Floodplain Management Plan Implementation and Update <ul style="list-style-type: none"> DPW is updating the Floodplain Management Plan (FMP) for all County unincorporated areas and is preparing a Repetitive Loss Areas Analysis (RLAA) focused specifically on repetitive loss properties and areas to identify flood hazards and mitigation measures aimed at reducing the flood hazards and protecting the properties. DPW will be seeking Board approval of the FMP and the RLAA in 2016. 	Pending
PUBLIC SERVICES AND FACILITIES ELEMENT	
PS/F-1: Planning Area Capital Improvement Plans	Not Started
PS/F-2: Water Conservation Ordinance <ul style="list-style-type: none"> Continually review and update the County's water conservation ordinance with appropriate enforcement procedures, such as instituting a water conservation hotline and other measures. In 2015, a Water Conservation Program was developed to reduce water by updating inefficient plumbing fixtures, enhancing cooling tower operations, and removing non-ornamental turf at various County facilities. 	Ongoing
PS/F-3: Agricultural Water Conservation Program	Not Started
ECONOMIC DEVELOPMENT ELEMENT	
ED-1: Economic Development Incentives Program <ul style="list-style-type: none"> Los Angeles County 2015/2016 Business Incentives and Resources Guide On June 30, 2015, the Los Angeles County Economic Development Corportation (LAEDC) released an updated report on business incentives and financing opportunities for the 88 cities and the unincorporated areas of Los Angeles County. The report includes information about federal, state, and local programs that are available for both large and small businesses. 	Ongoing
ED-2: Economic Development Outreach and Coordination Initiative <ul style="list-style-type: none"> LA County Strategic Plan for Economic Development On October 20, 2015, the Board of Supervisors adopted the 2016-2020 Los Angeles County Strategic Plan for Economic Development, which is a collaborative effort to define priorities that will lead to the creation of 	Ongoing

<p>well-paying jobs, and help navigate the challenging transition to an Information Age economy. The Strategic Plan identifies seven goals for economic development, including: (1) Invest in our people to provide greater opportunity; (2) Strengthen our leading export-oriented industry clusters; (3) Accelerate innovation and entrepreneurship; (4) Be more business-friendly; (5) Remove barriers to critical infrastructure development, financing, and deliver; (6) Increase global connectedness; and (7) Build more livable communities. On January 5, 2016, the Board of Supervisors adopted a motion instructing the CEO, along with numerous County departments, to begin the work of implementing the strategies.</p>	
ED-3: Economic Development Land Use Strategy	Not Started

2. OTHER PLANS, ORDINANCES AND PROGRAMS

The following provides the status of other plans, ordinances, and programs that support the implementation of the County's General Plan.

PROGRAMS	STATUS
<p>Altadena Community Standards District (CSD) Update</p> <p>Amends the Altadena CSD to update permitting and development standards for residential and commercial areas as well as updating retail districts and standards within Altadena.</p>	Pending
<p>Animal Facilities Ordinance</p> <p>The Animal Facility Ordinance effort includes the review of existing County regulations governing the location, size and operation of dog kennels and dog breeding facilities, and makes recommendations including proposed ordinance amendments to improve the quality of care for animals and ensure responsible and safe dog breeding. After conducting additional community outreach which resulted in revisions to the draft ordinance, on September 20, 2015, the Regional Planning Commission closed the public hearing and recommended the Board of Supervisors consider the project. The ordinance is expected to be presented to the Board of Supervisors in 2016.</p>	Pending
<p>Comprehensive Ordinance Revisions (formerly Zoning Ordinance Update Program)</p> <p>Amends Title 22 with policy changes, such as deleting obsolete uses and adding emerging uses, changing permitting allowances on a number of uses, modifying or adding development standards, conferring new duties and procedures, and modifying existing ones. This project will be implemented on a chapter by chapter basis, focusing on specific subject matter: recycling, parking, land use categories, etc. The Recycling and Solid Waste Ordinance and the Renewable Energy Ordinance detailed in this report are the first projects being considered under Comprehensive Ordinance Revisions (COR). In 2016, amendments to Nonconforming Uses, Structures and Standards will also be part of the work program.</p>	Pending
<p>Centennial Specific Plan</p> <p>The Centennial Specific Plan is a master-planned community to develop 19,333 residential units, approximately 7.36 million square feet of business park uses and 1.03 million square feet of commercial and retail uses and supporting infrastructure improvements on approximately 12,323 acres.</p>	Pending

<p>Florence-Firestone Community Plan</p> <p>The Florence-Firestone Community Plan is an outgrowth of a visioning process, and refines the broad framework established in the vision plan through a series of community workshops and activities. The Community Plan and accompanying Community Standards District Update are anticipated to be adopted in the fall of 2016.</p>	Pending
<p>Hidden Terraces Specific Plan</p> <p>To establish a Specific Plan to develop a 263 unit age-restricted adult residential care facility consisting of independent living units, assisted living units, congregated care units and guest units along with auxiliary uses (e.g. dining hall, kitchen, recreation facility, parking and salon) on 26.5 acres in the Santa Monica Mountains North Area Plan.</p>	Pending
<p>Historic Preservation Ordinance</p> <p>The Historic Preservation Ordinance was adopted by the Board of Supervisors on September 1, 2015. This Ordinance amends Title 22 to protect and preserve the County's historic and cultural resources through establishing a process for the designation and review of development of local historic landmarks.</p>	Adopted September 1, 2015
<p>Living Suites Ordinance</p> <p>Amends Title 22 to allow living suites only within new master planned communities in the Residential Planned Development (RPD) Zone, provided that a Conditional Use Permit (CUP) is obtained. A living suite is a portion of a residence that includes a living room, a kitchen, a bathroom, and one or more bedrooms. A living suite includes an interior connection, typically a door, to the remainder of the residence and may also have a separate exterior entrance. The Ordinance is anticipated to be adopted by the Board of Supervisors in the spring of 2016.</p>	Pending
<p>Recycling and Solid Waste Facilities Ordinance</p> <p>See Community Climate Action Plan (CCAP) Implementation: LC-4</p>	Pending
<p>Renewable Energy Ordinance</p> <p>See Community Climate Action Plan (CCAP) Implementation: BE-3</p>	Pending

<p>Rowland Heights Community Standards District Amendment</p> <p>Amends Title 22 to prohibit living suites within the Rowland Heights Community Standards District (CSD). A living suite is a portion of a residence that includes a living room, a kitchen, a bathroom, and one or more bedrooms. A living suite includes an interior connection, typically a door, to the remainder of the residence and may also have a separate exterior entrance. Pursuant to the proposed ordinance, living suites would be prohibited in every zone in the CSD. The Ordinance is expected to be presented to the Regional Planning Commission in the spring of 2016.</p>	<p>Pending</p>
<p>Santa Monica Mountains Local Coastal Program Amendments</p> <p>This effort proposes map and text amendments to the Santa Monica Mountains Local Coastal Program: to re-designate the land use categories and zones for several parcels, to provide consistency with their intended or existing uses; to correct a minor mapping error related to one parcel within Pepperdine's Long Range Development Plan; and to make text changes and other minor editorial corrections to the Santa Monica Mountains Local Implementation Program, to clarify the intent of certain standards. The amendments will be considered by the Regional Planning Commission in spring of 2016 and by the Board of Supervisors in summer of 2016.</p>	<p>Pending</p>
<p>Santa Monica Mountains North Area Plan Update and Santa Monica Mountains North Area Community Standards District Update</p> <p>Proposed amendments to the Santa Monica Mountains North Area Plan in conjunction with proposed amendments to the Santa Monica Mountains North Area Community Standards District, which the Board of Supervisors directed the Department of Regional Planning to initiate in 2009 to fully implement the Santa Monica Mountains North Area Plan.</p>	<p>Pending</p>
<p>Small Lot Subdivision Ordinance</p> <p>Amends Titles 21 and 22 to allow small lot subdivisions in certain zones. A small lot subdivision is defined as a land division that creates fee simple, single-family residential lots with an area of less than 5,000 square feet. These small lots are generally less than 50 feet wide, with modifications to other development standards, including but not limited to setback, street frontage, and access requirements. See 2015 Housing Element Progress Report.</p>	<p>Pending</p>
<p>Technical Update to Title 22</p> <p>Amends Title 22 to reorganize, clarify, and simplify code language, consolidate identical or similar standards or procedures, delete obsolete or</p>	<p>Pending</p>

<p>redundant code provisions, and streamline administrative and case processing procedures. The draft ordinance was presented in a public hearing to the Board of Supervisors in October of 2015.</p>	
<p>Tree Planting Ordinance</p> <p>See Community Climate Action Plan (CCAP) Implementation: LC-1</p>	<p>Pending</p>
<p>Yard Sale Ordinance Amendment</p> <p>The Yard Sale Ordinance was adopted by the Board of Supervisors on November 17, 2015. This Ordinance amends Title 22 to establish standards for the sale of personal property at a yard sale occurring from a dwelling unit, in any zone in the unincorporated areas, and to establish enhanced enforcement procedures that enable more effective abatement of unpermitted yard sales. This project is being carried out in response to an April 2013 Board Motion that calls for stronger enforcement tools to combat extended yard sales and illegal street vending.</p>	<p>Adopted November 17, 2015</p>

3. BICYCLE MASTER PLAN IMPLEMENTATION

Background

A bicycle master plan is included as a sub-element of the Mobility Element of the General Plan. On March 13, 2012, the Board of Supervisors adopted the 2012 Bicycle Master Plan (Plan), replacing the 1975 County Bikeway Plan. The purpose of the Plan is to: 1) guide the development of infrastructure, policies, and programs that improve the bicycling environment in the County; 2) depict the general location of planned bikeway routes throughout the County; and 3) provide for a system of bikeways that is consistent with the General Plan. The Plan proposes a vision for a diverse regional bicycle system of interconnected bicycle corridors and support facilities, policies, and programs to make bicycling more practical and desirable to a broader range of people in Los Angeles County. The Plan will guide the development and maintenance of a comprehensive bicycle network and set of programs for 20 years (2012 to 2032).

The Plan proposes over 800 miles of new bikeways. It additionally includes non-infrastructure programs that are important to developing a bicycle-friendly County. The Plan's success relies on the cooperative efforts of multiple County departments, the Board of Supervisors, the bicycling public, incorporated cities, and advocates who recognize the benefits of cycling in their community. An implementation progress report in the General Plan Annual Progress Report to the Board of Supervisors is required by the Bicycle Master Plan.

Bikeway Network Implementation

Implementation of the proposed bikeway network is the responsibility of the Department of Public Works (DPW), Programs Development Division, Transportation Infrastructure Project Development Section. This Section is responsible for planning and developing bikeway projects and overseeing the ongoing operations of the County bikeways. Currently, approximately 104 miles of Class I bikeways (bike paths), along the beach and numerous rivers/flood control channels, such as the Los Angeles River and San Gabriel River are the maintenance responsibility of DPW. There are approximately 56 miles of existing on-road Class II (bike lanes) and Class III (bike routes) bikeways throughout the unincorporated areas, which are also the responsibility of DPW.

Public Works is to implement proposed bikeways when reconstructing or widening existing streets or when completing road rehabilitation and preservation projects. The following bikeways were implemented or began construction in 2015 (as part of Road Construction projects):

Umbrella Project Name/ Project ID	Class	Facility	Limits/Comments	Status	Miles
Slauson Av Revitalization RDC0015764	III	Slauson Av	Farifax Av/La Brea Av	Advertise	0.25
El Segundo Bl, et al. RDC0014453	II	El Segundo Bl	Avalon Bl/Central Av	Construction	1.51
	II	El Segundo Bl	Wilmington Av/Alameda St		

Emerald Necklace Bike Trail RDC0015298	I	Emerald Necklace Gateway	Santa Fe Dam spillway to Duarte Rd	Construction	1.09
108th St, et al. RDC0014552	II	Western Av	108th St /El Segundo Bl	Construction	1.5
Los Palacios Dr, et al. RDC0015249	III	Jellick Drive/Los Padres Dr	Greenbay Dr/Aguirre St	Construction	1.5
Sigman St, et al. RDC0015534	II	Fairway Dr	Walnut Dr/Colima Rd	Completed	0.4
Traffic Improvements near Eastman Elementary School RDC0015832	III	Downey Rd	3 rd Av/Noakes Av	Completed	1.5
Maplegrove St, et al. RDC0015602	III	Maplegrove St	Hacienda Bl/Lark Ellen	Completed	2.57
	III	Walnut Av	Maplegrove St/ 320' N/O Francisquito Av		
	III	Echelon Av	Amar Rd/Maplegrove St		
Lennox Community Rd RDC0015748	III	104th St	Hawthorne Bl/Prairie Av	Completed	1.0
	III	S Freeman Av	104th St/111th St		
Colima Rd - La Mirada Bl to Leffingwell Rd RDC0014910	II	Colima Rd	Poulter Dr/Leffingwell Dr	Completed	1.5
	III	Colima Rd	La Mirada Bl/Poulter Dr		

Since approval of the Plan, the County has applied for and received several competitive grants that provide funding for the implementation of the Plan's proposed bikeway network. In 2015, the County was awarded a total of \$11.8 million on Caltrans' Active Transportation Program and Los Angeles County Metropolitan Transportation Authority Call for Projects grant funding. These grant funded projects include:

- Rosemead Boulevard Complete Street Phase 1 – development of preliminary concept for bikeway and pedestrian improvements in the Whittier Narrows community.
- Los Nietos Community Safe Routes to School – installation of sidewalk and intersection improvements in the West Whittier-Los Nietos community.
- Bike Aid Stations – installation of 30 bicycle repair stations with tools and fencing and pavement upgrades to improve access along the Marvin Braude, Los Angeles River, Rio Hondo, San Gabriel River, and Coyote Creek Bike Trails.

- South Whittier Bikeway Access Improvements - installation of Class II and Class III bikeways.
- East Pasadena and East San Gabriel Bikeway Access Improvements – installation of Class II and Class III bikeways.

In addition, two bikeway and two active transportation projects received additional Active Transportation Program funding totaling \$1.26 million during 2015 that were previously approved for Los Angeles County Metropolitan Transportation Authority Call for Projects funding. These grant-funded projects include:

- Hawthorne/Lennox Green Line Station Pedestrian Improvements – installation of Class II and Class III bikeways, tree planting, and pedestrian improvements.
- Aviation/LAX Green Line Station Pedestrian Improvements – installation of landscaped median, Class II bikeway, wayfinding signage, and pedestrian improvements.
- Vincent Community Bikeway Access Improvements – Installation of Class I, Class II, and Class III bikeways.
- West Carson Community Bikeways – Installation of Class II and Class III bikeways.

Program Implementation

Implementation Actions/Policies	Comment
<p>Policy 1.1: Construct the bikeways proposed in 2012 County of Los Angeles Bicycle Master Plan over the next 20 years.</p> <p>IA 1.1.1: Propose and prioritize bikeways that connect to transit stations, commercial centers, schools, libraries, cultural centers, parks, and other important activity centers within each unincorporated area and promote bicycling to these destinations.</p> <p>IA 1.1.2: Coordinate with adjacent jurisdictions and LACMTA to implement bicycle facilities that promote connectivity.</p> <p>IA 1.1.3: Implement bikeways proposed in this Plan when reconstructing or widening existing streets.</p> <p>IA 1.1.4: Implement bikeways proposed in this Plan when completing road rehabilitation and preservation projects.</p>	<p>Ongoing. DPW is actively implementing.</p>

<p>Policy 1.4: Support the development of bicycle facilities that encourage new riders.</p> <p>IA 1.4.1: Support efforts to develop a Complete Streets policy that accounts for the needs for bicyclists, pedestrians, disable persons, and public transit users.</p> <p>IA 1.4.2: Provide landscaping along bikeways where appropriate.</p>	<p>The General Plan includes goals, policies, and program consistent with the Complete Streets Act of 2008.</p> <p>DPW is actively implementing IA 1.4.2.</p>
<p>Policy 1.6: Develop a bicycle parking policy.</p> <p>IA 1.6.2: Establish bicycle parking design standards and requirements for all bicycle parking on County property and for private development.</p>	<p>The County has installed approximately 150 bike racks in County facilities using grant funding. Bike rack installation work is ongoing upon request to the County's Internal Services Department.</p> <p>Bicycle parking policy guidelines have been developed which address bicycle parking on County roads and in County facilities. The policy is being implemented.</p>
<p>Policy 2.2 Encourage alternative street standards that improve safety such as lane reconfiguration and traffic calming.</p> <p>IA 2.2.1: Identify opportunities to remove travel lanes from roads where there is excess capacity in order to provide bicycle facilities.</p>	<p>Ongoing. DPW is actively implementing with every upcoming road construction project, where possible.</p>
<p>Policy 2.2: Encourage alternative street standards that improve safety such as lane reconfigurations and traffic calming.</p> <p>IA 2.2.2: Implement the bicycle boulevards proposed by this Plan.</p>	<p>Ongoing. DPW continues to secure funding to implement bicycle boulevards. Six bicycle boulevards are being designed in the unincorporated communities of East Los Angeles, West Athens-Westmont, and Florence-Firestone.</p>
<p>Policy 2.5: Improve and enhance the County's Suggested Routes to School program.</p> <p>IA 2.5.1: Implement improvements that encourage safe bicycle travel to and from school with the assistance of multiple awarded state and federal Safe Routes To School (SRTS/SR2S) grants.</p>	<p>Ongoing. DPW is implementing.</p>
<p>Policy 2.7: Support the use of the Model Design Manual for Living Streets and Design as a reference for DPW.</p>	<p>Ongoing. This is being used as reference material in consultant design service requests and for County staff.</p>

<p>Policy 3.1: Provide bicycle education for all road users, children, and adults.</p>	<p>Ongoing. The County's current bicycle education efforts are focused on implementing three Federal Safe Routes to School grants to provide bicycle and pedestrian safety education and encouragement training workshops to be conducted at numerous schools. Three bicycle safety education classes were conducted in East Los Angeles in 2015.</p>
<p>Policy 4.1: Support organized rides or cycling events, including those that may include periodic street closures in the unincorporated areas.</p>	<p>Ongoing. DPW provides support or grants the ability for various organized rides (including annual events such as the Tour de Sewer and LA River Ride) and cycling events (triathlons) to occur on County bike facilities, including the various river bikeways and the Marvin Braude bike trail. During 2015, DPW staff was involved in the planning of the Southeast Cities Open Streets CicLAvia event and the Golden Streets Open Streets event (from South Pasadena to Azusa).</p>
<p>Policy 4.2: Encourage non-automobile commuting.</p> <p>IA 4.2.1: Promote Bike to Work Day/Bike to Work Month among County employees.</p>	<p>Ongoing. DPW organized a Bike to Work event at their headquarters and hosted a rest stop in a Metro-sponsored event.</p>
<p>Policy 5.2: Create an online presence to improve visibility of bicycling issues in unincorporated Los Angeles County.</p> <p>IA 5.2.1: Provide updates to the community about planned projects.</p> <p>IA 5.2.2: Provide updates to the community about County-maintained regional bikeways.</p> <p>IA 5.2.3: Provide information on bicycle</p>	<p>DPW established the Los Angeles County Bikeways web site (http://dpw.lacounty.gov/bike/). It provides information about planned projects, bikeway closure updates, information on bicycle safety, and an interactive bikeway map. DPW uses Twitter to disseminate information on bicycle events and bicycle facility operational information.</p>
<p>Policy 6.1: Identify and secure funding to implement this Bicycle Master Plan.</p> <p>IA 6.1.1 Support innovative funding mechanisms to implement this Bicycle Master Plan.</p> <p>IA 6.1.2: Support new funding opportunities for bicycle facilities that are proposed at the Federal, State, and Local level that impact the county.</p> <p>IA 6.1.3: Identify and apply for grant funding that support the development of bicycle facilities and Programs.</p>	<p>Ongoing. DPW will continue to leverage funding for bikeways and bicycle support facilities through its road construction and bikeway programs. The County is committed to a balanced approach in assigning available Road, Prop C Local Return, Measure R Local Return, and TDA Article 3 Bikeway funds to address the County's streets and roads, bikeways, and pedestrian improvement needs and maintenance priorities commensurate with available funding. DPW will also consider other innovative funding mechanisms, such as public/private partnerships, to implement the Bicycle Master Plan. DPW will submit grant applications that provide funding for bikeway and pedestrian projects, such as the State and Metro's Call For Projects.</p>

4. COMMUNITY CLIMATE ACTION PLAN (CCAP) IMPLEMENTATION

Background

The Community Climate Action Plan (CCAP) is a sub-element of Air Quality Element of the General Plan. The County has set a target to reduce GHG emissions from community activities in the unincorporated areas by at least 11% below 2010 levels by 2020, which complies with the State's AB 32 target of reducing emissions to 1990 levels by 2020. The CCAP describes the County's plan for achieving the community emissions reductions goal, including specific strategy areas for each of the major emissions sectors.

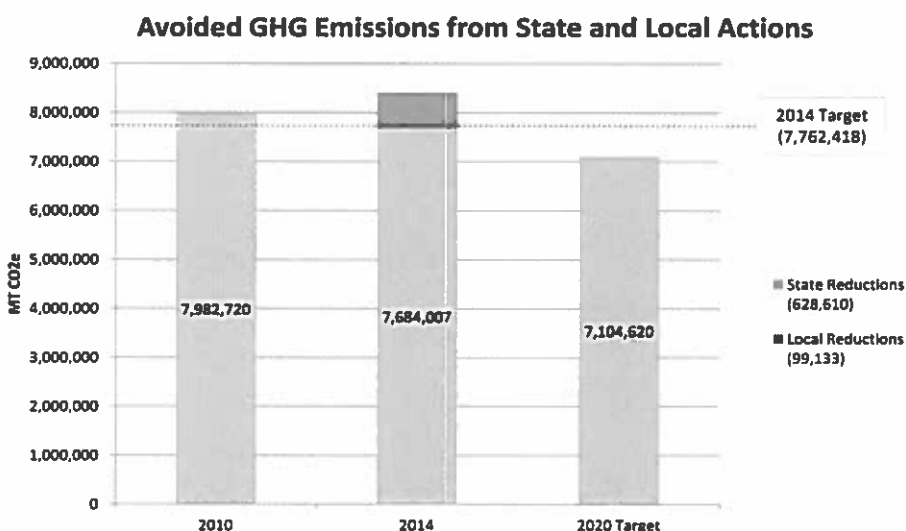
The CCAP includes 26 local actions that are grouped into five strategy areas: green building and energy; land use and transportation; water conservation and wastewater; waste reduction, reuse, and recycling; and land conservation and tree planting. Many of the CCAP measures coincide with General Plan policies and local programs that are already in effect.

Reporting Timelines

CCAP emissions reductions are largely dependent on State programs and utility actions. Data for utility renewable portfolio standards (RPS) is not typically released until the fall of the following year. Therefore, the CCAP implementation and progress report will provide information for the prior calendar year.

2014 GHG Reduction and Implementation Progress

In 2014, Los Angeles County met and exceeded its reduction target goals and is 35% of the way toward meeting the overall 2020 CCAP emissions reduction goal¹. The County is ahead of schedule on 4 of 16 quantifiable CCAP actions, but will need to increase the rate of reductions for the remaining 12 actions in order to achieve the 2020 emission target.



¹ The baseline 2010 inventory and 2020 forecast were prepared by ICF International using widely accepted methodologies and procedures that are followed by federal, state, and local agencies and that are consistent with the U.S. Community Protocol for Accounting and Reporting of Greenhouse Gas Emissions (ICLEI 2012). Evaluation of progress towards emission reduction targets is based on a GHG tracking tool developed by ICF International in conjunction with the GHG inventory and Community Climate Action Plan.

CCAP Implementation Progress

Green Building and Energy	
BE-1: Green Building Development <ul style="list-style-type: none"> Cool Roofs Ordinance Amends Title 22 and Title 31 (County Green Building Code) to match Tier 1 voluntary requirements. The Title 22 amendments could potentially mandate cool roofs for non-residential and multi-family residential structures. Preliminary research is in process, and a draft ordinance is expected to be available in spring/summer of 2016. Title 31 (LA County Green Building Code) The Board of Supervisors adopted the Los Angeles County Green Building Code Standards (Title 31) in November 2013 in response to the mandates set forth in CALGreen (the State's Green Building Standards Code). Title 31 is written to meet and/or exceed the State's minimum standards. 	<p>Pending</p> <p>Ongoing</p>
BE-2: Energy Efficiency Programs <ul style="list-style-type: none"> Commercial PACE Financing Program See General Plan Implementation, AQ-1 Residential PACE Financing Program See General Plan Implementation, AQ-1 	<p>Ongoing</p> <p>Ongoing</p>
BE-3: Solar Installations <ul style="list-style-type: none"> Renewable Energy Ordinance Amends Title 22 to provide baseline standards that support and facilitate the responsible development of small-scale systems and utility-scale facilities in a manner that minimizes potential safety and environmental impacts. The Ordinance is anticipated to be adopted by the Board of Supervisors in 2016. 	<p>Pending</p>
BE-4: Alternative Renewable Energy Programs <ul style="list-style-type: none"> Community Choice Aggregation Feasibility Study On March 17, 2015, the Board of Supervisors approved a motion to study and assess the costs, benefits and risks of developing a Community Choice Aggregation program, which would give authority to local municipalities to secure more competitive and cleaner electrical energy. The study will be conducted by the Office of Sustainability and 	<p>Pending</p>

aims to give customers a choice while increasing the level of access to clean and renewable energy sources throughout the State.	
BE-5: Wastewater Treatment Plant Biogas	Not Started
BE-6: Encourage Energy Efficiency Retrofits of Wastewater Equipment	Not Started
BE-7: Landfill Biogas <ul style="list-style-type: none"> The 2014 renewable energy generation at landfills in the County unincorporated areas was 86.4 Megawatts, with the majority of the generation coming from the closed Puente Hills Landfill. 	Ongoing
LAND USE AND TRANSPORTATION	
LUT-1: Bicycle Program and Supporting Facilities <ul style="list-style-type: none"> See Bicycle Master Plan Implementation (Part III, Section 3) 	Ongoing
LUT-2: Pedestrian Network <ul style="list-style-type: none"> In 2014, the Department of Public Works constructed 26,223 linear feet of pedestrian improvements, which is 175% more than the stated goal of 15,000 linear feet of improvement per year. 	Ongoing
LUT-3: Transit Expansion <ul style="list-style-type: none"> Through the CCAP, the County has committed to working with Metro on a transit program that prioritizes transit by creating bus priority lanes, improving transit facilities, improving transit-passenger time, and providing bicycle parking near transit stations. Future efforts will include exploring programs to offer discounted transit passes, constructing infrastructure to increase bicyclist and pedestrian access to transit stations, and implementing “first mile-last mile” strategies. 	Ongoing
LUT-4: Travel Demand Management <ul style="list-style-type: none"> The CEO is responsible for implementing and promoting the County’s rideshare program. It maintains Average Vehicle Ridership (AVR) survey data and encourages ride-sharing programs. 	Ongoing

LUT-5: Car-Sharing Program	Not Started
LUT-6: Land Use Design and Density <ul style="list-style-type: none"> Transit Oriented Districts <p>See General Plan Implementation, LU-2</p> <ul style="list-style-type: none"> SB 743 CEQA Streamlining <p>In accordance with SB 743, the Department of Public Works is developing new performance metrics and methodologies for evaluating transportation impacts under California Environmental Quality Act (CEQA). The metrics would serve as an alternative to Level of Service and must promote the reduction in greenhouse gas emissions and the development of multimodal transportation networks. The new performance metrics would conform to the revised CEQA guidelines currently being drafted by the Governor's Office of Planning and Research (OPR). Public Works anticipates completing the development of the new performance metrics upon OPR's implementation of the revised CEQA guidelines.</p>	Ongoing Pending
LUT-7: Transportation Signal Synchronization Program <ul style="list-style-type: none"> The Board of Supervisors instituted the Countywide Traffic Signal Synchronization Program (TSSP) in 1988. The typical TSSP project involves upgrading all the traffic signals along a route to keep the signals synchronized, placing vehicle detectors in the pavement to detect the presence of vehicles, coordinating the timing of the signals between successive intersections, and automatically adjusting the traffic signals to facilitate the movement of vehicles through the intersections. In 2014, the TSSP saved an estimated 5.5 million gallons of gasoline and 287 thousand gallons of diesel fuel. 	Ongoing
LUT-8: Electric Vehicle Infrastructure <ul style="list-style-type: none"> EV Infrastructure Ordinance Amends Title 22 and Title 31 to provide an expedited and streamlined permitting process, as well as an application and procedural framework for EV charging stations. The Ordinance(s) will implement AB 1236, which mandates implementation by September 2016. 	Pending

<p>LUT-9: Idling Reduction Goal</p> <ul style="list-style-type: none"> Idling Reduction Ordinance Amends Title 22 to reduce diesel truck and heavy construction equipment idle times from 5 minutes to 3 minutes. The Title 22 ordinance would be limited in scope (signage, mitigation monitoring programs, etc.) Preliminary research is in process, and a draft ordinance is expected to be available in spring/summer of 2016. 	<p>Pending</p>
<p>LUT-10: Efficient Goods Movement</p>	<p>Not Started</p>
<p>LUT-11: Sustainable Pavements Program</p> <ul style="list-style-type: none"> Sustainable Pavements Program In 2008, the Department of Public Works began the implementation of a three-pronged sustainable pavement treatment approach to maintain roads by incorporating principles that (1) take care of roads that are in good condition, first; (2) use recycled materials in the treatment selections; and (3) reutilize the existing materials in-place to rehabilitate/reconstruct the road. This new approach has resulted in environmental and cost benefits. Comparing the environmental footprint of performing the road repairs using sustainable measures versus traditional hot mix approaches, the Public Works has collectively achieved a 76% reduction in energy usage (110 million kWh), an 82% reduction in greenhouse gas emissions (32,320 metric tons), and an 82% reduction in landfill deposition (275,000 CY). Since the program's inception, this sustainable approach has saved approximately \$30 million. Cool Pavements Ordinance Amends Title 22 and Title 31 to allow the use of "cool pavement" in places of standard pavement, subject to standards for durability and longevity. Preliminary research in process and a draft ordinance is expected to be available in spring/summer of 2016. 	<p>Ongoing</p> <p>Pending</p>
<p>LUT-12: Electrify Construction and Landscaping Equipment</p>	<p>Not Started</p>
<p>Water Conservation and Wastewater</p>	

<p>WAW-1: Per Capita Water Use Reduction Goal</p> <ul style="list-style-type: none"> Gardening Workshops The County held free Smart Gardening Program public workshops on topics such as composting, water-wise gardening, and organic gardening, including 116 workshops in 2014. Waterworks Division Customer Rebate Program The County allocated \$300,000 for the Waterworks Customer Rebate Program. Specifically, the Cash For Grass Rebate entailed 196 application pre-approvals, totaling \$130,791 paid. The high efficiency appliance/device rebates provided \$15,856 in rebates. 	<p>Ongoing</p> <p>Ongoing</p>
<p>WAW-2: Recycled Water Use, Water Supply Improvement Programs, and Storm Water Runoff</p> <ul style="list-style-type: none"> Stormwater and Runoff Pollution Control Program The County submitted 11 revised Enhanced Watershed Management Programs to the Regional Water Quality Control Board with proposed control measures to address pollutants in urban runoff and storm water. Implementation is expected to begin in April 2016, upon Regional Board approval of the Programs. 	<p>Pending</p>
<p>Waste Reduction, Reuse, and Recycling</p>	
<p>SW-1: Waste Diversion Goal</p> <ul style="list-style-type: none"> Recycling and Solid Waste Ordinance Amends Title 22 to include definitions, standards, and uses related to recycling and solid waste facilities. The Ordinance will establish permitted uses within the Zoning Code and will serve as a permitting pathway in conjunction with the Department of Public Works, Department of Public Health, and other agencies. The Ordinance encourages these facilities in a manner that protects the environment and surrounding land uses while promoting local management of solid waste. The Ordinance will comply with CalRecycle regulations and accommodate new and future conversion and waste-to-energy technologies. The Ordinance is expected to be presented to the Regional Planning Commission in late 2016. Conversion Technology Program The Conversion Technology (CT) Program established numerical milestones to measure progress in implementing the CT Program, starting with the current in-County CT capacity of 84 tons per day (tpd) and continuously increasing the capacity to reach 3,000 tpd of conversion capacity by 2035. The County is on track to achieve the next milestone of 200 tpd in-County waste conversion capacity by 2020. 	<p>Pending</p> <p>Ongoing</p>

<ul style="list-style-type: none"> • Solid Waste Siting Element Update Department of Public Works is currently preparing the Draft Environmental Impact Report for the Preliminary Draft Countywide Siting Element for public, agency, and stakeholders review, expected to occur in mid-2017. • Construction and Demolition Debris Recycling and Reuse Program Department of Public Works prepared a Draft Ordinance to increase the construction and demolition debris recycling requirement from 50 to 75 percent for projects in the unincorporated areas. The Ordinance is expected to be adopted by the Board in 2016. 	<p>Pending</p> <p>Pending</p>
Land Conservation and Tree Planting	
<p>LC-1: Develop Urban Forests</p> <ul style="list-style-type: none"> • Tree Planting Ordinance Repeals the drought tolerant landscaping and green building requirements from Title 21 (Subdivisions) and Title 22 (Planning and Zoning) that are now found in Title 31 (Green Building Standards Code); and establishes tree planting requirements that provide environmental benefits. The Tree Planting Ordinance is anticipated to be adopted by the Board of Supervisors in early 2016. 	<p>Pending</p>
<p>LC-2: Create New Vegetated Open Space</p> <ul style="list-style-type: none"> • Implementation of the Healthy Design Ordinance On February 3, 2013, the Board of Supervisors adopted the Healthy Design Ordinance, which promotes health through changes in the built environment. In conjunction with the implementation of the Ordinance, the Healthy Design Work Group is pursuing efforts to preserve, mainlining, and expanding the urban forest in low income, tree-poor neighborhoods. • County Parks and Recreation Master Plan See General Plan Implementation P/R-1 • Facilitating Secondary Uses on Utility Rights of Way This Ordinance will amend Title 22 to remove barriers and explicitly allow recreational uses (parkland) and limited commercial development (plant nurseries) on private property within utility right-of-ways. All development would have to comply with Fire Department regulations and approval from property owners. However, the barriers that currently exist within Title 22 would no longer hinder the pursuit of alternative and accessory uses within utility right-of-ways. This Ordinance is expected to be presented to the Regional Planning Commission in the fall of 2016. 	<p>Ongoing</p> <p>Pending</p> <p>Pending</p>

<p>LC-3: Promote the Sale of Locally Grown Foods and/or Products</p> <ul style="list-style-type: none"> • Urban Agriculture Ordinance See General Plan Implementation: C/NR-14 	<p>Pending</p>
<p>LC-4: Protect Conservation Areas</p> <ul style="list-style-type: none"> • SEA Preservation Program See General Plan Implementation: C/NR-1 • SEA Ordinance See General Plan Implementation: C/NR-2 • Implementation of the Oak Tree Ordinance The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the Ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained. In CY 2014, the Department of Regional Planning approved permits to remove 187 oak trees. As part of the mitigation measures for some projects, 1,600 oak trees will be planted. 	<p>Not Started</p> <p>Pending</p> <p>Ongoing</p>

Appendices

Appendix A: Equity Tools Development Report

Appendix B: December 8, 2015 Board Motion: Equitable Development Work Program

Appendix A:
Equity Development Tools Report



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 24, 2015

TO: Supervisor Michael D. Antonovich, Mayor
Supervisor Hilda L. Solis
Supervisor Mark Ridley-Thomas
Supervisor Don Knabe
Supervisor Sheila Kuehl

FROM: Richard J. Bruckner
Director

*DS for
EJS*

**REPORT ON THE BOARD MOTION REGARDING EQUITY DEVELOPMENT TOOLS
AND THE GENERAL PLAN UPDATE (MARCH 24, 2015, ITEM 4)**

On March 24, 2015, the Board of Supervisors (Board) instructed the Director of Planning, in coordination with other County departments to consult with experts, community groups, and other stakeholders to evaluate equitable development tools and concepts, and to report back with recommendations. These recommendations should include, where necessary, amendments to the General Plan incorporating those that are advisable and with a strategy for implementing these tools and concepts via both future planning documents and projects undertaken individually or collaboratively with other departments. The Department of Regional Planning was instructed to report its findings to the Board within 90 days.

The attached Equity Development Tools Report, as directed by the Board motion, looks at how equity can be addressed in the unincorporated areas of Los Angeles County through the implementation of the General Plan. Therefore, for the purpose of this report, the discussion of equity development tools is focused on strategies related to land use and growth. The report is organized into four parts:

- Part One: Provides an overview of the equity framework established by the General Plan, and highlights existing equity development tools for the unincorporated areas.
- Part Two: Is a snapshot of the unincorporated areas to highlight equity challenges and to provide context. The analyses consider socioeconomic data, market data, and environmental justice data.

Each Supervisor
June 24, 2015
Page 2

Part Three: Presents a toolbox of equity development tools that can be applied to local projects that implement the General Plan. The tools discussed are value capture strategies; local hiring policies; community land trusts; linkage fees on commercial development for affordable housing; inclusionary housing; data-driven decision-making, using health, safety, and environmental indicators; and green zones.

Part Four: Consists of findings based on the staff's research of the unincorporated area context and equity development tools, and stakeholder interviews. This section also includes the following additional considerations for the Board: develop an equity scorecard; standardize and coordinate development agreements and community benefit agreements; amend the density bonus ordinance; establish a green zones pilot program; and develop equity outreach framework.

Should you have any questions regarding the General Plan Update, the Equity Development Tools Report, the Housing Element Update, or the Community Climate Action Plan, please contact Connie Chung at cchung@planning.lacounty.gov or (213) 974-6417.

RJB:MPC:CC:cc:ems

Attachment: Equity Development Tools Report

c: Executive Office, Board of Supervisors
County Counsel
Chief Executive Office
Community Development Commission
Parks and Recreation
Public Health
Public Works

S_AP_062415_BM_EQUITY_DEVELOPMENT_TOOLS_RPT

EQUITY DEVELOPMENT TOOLS REPORT

Los Angeles County
Department of Regional Planning
General Plan Development / Housing Section

June 24, 2015

ACKNOWLEDGEMENTS

Department of Regional Planning

Richard J. Bruckner, Director

Dennis Slavin, Chief Deputy Director

Advance Planning Division

Mark Child, Deputy Director

General Plan Development / Housing Section

Connie Chung, AICP, Section Head

Soyeon Choi

Leon Freeman

Tina Fung

Ayala Scott

GIS Section

Dan Hoffman

Intern

Taylor Libolt

Special thanks to the following individuals and organizations for taking the time to articulate their perspectives and experiences to the Department of Regional Planning staff:

Jean Armbruster, Department of Public Health
Community Development Commission
Clement Lau, Department of Parks and Recreation
Anthony Nyivih, Department of Public Works
Youn Sim, Department of Public Works
Chanda Singh, Department of Public Health
Aren Turner, CEO
John Walker, Department of Public Works

Laura Raymond, Alliance for Community Transit
Donald Spivack, Planning and Urban Development
Consultant
Beth Steckler, MoveLA
Sissy Trinh, Southeast Asian Community Alliance
Michael Woo, Cal Poly Pomona
Thomas Yi, LA Thrives

Remy De La Peza, Little Tokyo Service Center
Mario Fuentes, LA Voice
Shashi Hanuman, Public Counsel
Kathleen Head, Keyser Marston Associates
Russell Horning, Enterprise Community Partners
Courtney Knapp, Cal Poly Pomona
Joan Ling, UCLA
Jamecca Marshall, Prevention Institute
Alejandro Martinez, East LA Community Corporation
Lisa Payne, SCANPH

TABLE OF CONTENTS

Introduction	5
PART ONE: General Plan Update.....	6
General Plan Update	6
Existing Equity Development Tools: Highlights.....	8
PART TWO: Equity Challenges in the Unincorporated Areas	11
Socio-economic and Market Analysis	11
PART THREE: Equity Development Toolbox	23
Value Capture	23
Economic Development	27
Affordable Housing	28
Public Health and Environmental Justice.....	30
PART FOUR: Findings and Additional Considerations	32
Findings.....	32
Additional Considerations	33
References and Resources	35

INTRODUCTION

At the public hearing for the General Plan on March 24, 2015, the Board instructed the Department of Regional Planning, in conjunction with other County departments, to consult with experts, community groups, and other stakeholders to evaluate equitable development tools and concepts. Addressing equity means prioritizing policies, actions, and resources in communities that face socio-economic, educational, environmental, and health challenges. Many unincorporated communities in Los Angeles County have a concentration of low income residents, lower educational attainments, poor air quality, and other challenging environmental conditions that impact the economic and physical health of residents. This report looks at how equity can be addressed in the unincorporated areas of Los Angeles County through the implementation of the General Plan. Therefore, for the purpose of this report, the discussion of equity development tools will be focused on strategies related to land use and growth. A successful approach to equity is conceived out of community dialogues, and a deep understanding of market conditions and physical environments. The use of equity development tools should ultimately result in equal choice to neighborhoods, revitalization of neighborhoods, and access to resources such as healthy food, affordable housing, jobs, safe and reliable transit, bike and pedestrian facilities, parks, safe quality schools, health care, clean air and water, and a stable and high quality of life.

The report is organized into four parts:

Part One provides an overview of the equity framework established by the General Plan, and highlights existing equity development tools for the unincorporated areas.

Part Two provides a snapshot of the unincorporated areas to highlight equity challenges and to provide context. The analyses consider socio-economic data, market data, and environmental justice data.

Part Three presents a toolbox of equity development tools that can be applied to local projects that implement the General Plan. The tools discussed are value capture strategies; local hiring policies; community land trusts; linkage fees on commercial development for affordable housing; inclusionary housing; data-driven decision-making, using health, safety, and environmental indicators; and green zones.

Part Four consists of findings based on staff's research of the unincorporated area context and equity development tools, and stakeholder interviews. This section also includes the following additional considerations for the Board: develop an equity scorecard; standardize and coordinate development agreements and community benefits agreements; amend the density bonus ordinance; establish green zones pilot program; and develop equity outreach framework.

PART ONE: GENERAL PLAN UPDATE

GENERAL PLAN UPDATE

On March 24, 2015, the Board of Supervisors held a public hearing and indicated its intent to approve the General Plan Update. The General Plan Update is the first update to the Countywide General Plan since 1980. The General Plan includes five guiding principles that are intended to ensure that all aspects of the General Plan address sustainability. One of the five guiding principles is to provide Healthy, Livable and Equitable Communities, which includes addressing environmental justice and safety. Another guiding principle, which is to ensure that community services and infrastructure are sufficient to accommodate growth, highlights access to services and infrastructure as a quality of life issue. The General Plan provides information and raises awareness regarding a number of environmental issues that impact the unincorporated communities of the County, including but not limited to impacts from excessive noise, water pollution, air pollution, heavy industrial uses, etc. The General Plan also emphasizes the importance of: sufficient services and infrastructure; protecting and conserving open space, natural and resource areas, and making them accessible; preventing and minimizing pollution impacts; and stakeholder participation in planning efforts.

PLANNING AREAS FRAMEWORK

The General Plan is the foundational document for all community-based plans that serve the unincorporated areas. The purpose of the Planning Areas Framework is to provide a mechanism for local stakeholders to work with the County to develop plans that respond to the unique and diverse character of their communities. The Planning Areas Framework divides the County into 11 areas. Each area is appropriately sized to ensure that the County can provide a high level of planning service.

ELEMENTS

The General Plan includes a comprehensive update to nine elements. Below is a summary of goals and policies in each element that support equity development:

LAND USE ELEMENT: includes policies related to special management areas, including military installation and operation areas; brownfields redevelopment as a strategy for infill development and neighborhood revitalization; and land use compatibility related to military installations, airports, energy facilities, landfills, solid waste disposal sites, etc. The Element also discusses the importance of public health considerations, including addressing poor air quality, polluted stormwater runoff, deteriorated housing conditions, and ground and surface contamination. In particular, the Element includes policies that prevent impacts associated with residential and community-serving uses being located within or adjacent to industrial uses.

MOBILITY ELEMENT: includes a number of policies that address access to mobility resources for users of all ages, including people walking, bicycling, driving, taking transit, seniors, children, etc. The Element includes goals and policies that support transportation networks that minimize negative impacts to the environment and communities, and emphasize the importance of

ensuring the participation of all potentially affected communities in the transportation planning and decision-making process.

AIR QUALITY ELEMENT: discusses air pollutants, how they are regulated, and the health implications. In particular, the Element highlights an issue that is of concern throughout the State, which is the impact of traffic pollution on sensitive receptors.

CONSERVATION AND NATURAL RESOURCES ELEMENT: emphasizes the importance of preserving, enhancing and managing the County's natural and resource areas.

PARKS AND RECREATION ELEMENT: discusses the need to plan for parks and recreation programs that are accessible and sustainable, and that are designed to meet the needs of diverse users. The Element includes a preliminary parks gap analysis to demonstrate the need for more parks in the unincorporated communities of the County.

NOISE ELEMENT: discusses the impacts of excessive noise, how it is regulated, and the health implications. The goals and policies place an emphasis on reducing and preventing excessive noise impacts through regulations, coordination and planning.

SAFETY ELEMENT: references the County's Los Angeles County Integrated Waste Management Plan and Local All Hazards Mitigation Plan, which include a compilation of known and projected hazards in the County. The Element also outlines the locations of geotechnical and seismic, fire and flood hazards in the County, and discusses the need for adequate emergency response services.

PUBLIC SERVICES AND FACILITIES ELEMENT: discusses the need for sufficient, sustainable and efficient infrastructure, from trash hauling to early care and education.

ECONOMIC DEVELOPMENT ELEMENT: references the land use compatibility issues discussed in the Land Use Element to highlight as economic development issues, and also includes a policy to ensure environmental justice within economic development activities. Furthermore the Element discusses opportunities for workforce development, and the importance of job training and education in economic development.

COMMUNITY CLIMATE ACTION PLAN

The Community Climate Action Plan (CCAP) is a component of the Air Quality Element. The CCAP identifies greenhouse gas (GHG) emissions related to community activities in the unincorporated areas; establishes a reduction target; and provides a road map for successfully implementing actions selected by the County to reduce GHG emissions. The CCAP sets a goal of reducing GHG emissions by 11 percent from 2010 levels, or approximately 2.4 million metric tons of carbon dioxide equivalent. According to the United States Environmental Protection Agency (US EPA), this reduction equates to removing 506,000 passenger vehicles from the road every year, reducing gasoline consumption by more than 272 million gallons, and providing renewable energy to power over 121,000 homes. The CCAP works in conjunction with the County's other efforts to address global warming, including strategies to reduce GHG emissions from municipal activities and to address climate change adaptation.

IMPLEMENTATION PROGRAM: HIGHLIGHTS

There are 47 implementation programs in the General Plan. Programs range from updates to the County Code to the preparation of plans. A sample of programs that provide opportunities for addressing equity through the implementation of the General Plan are highlighted below:

PLANNING AREAS FRAMEWORK PROGRAM: The program entails the preparation of or update to an area plan for each of the 11 planning areas established by the General Plan.

TRANSIT ORIENTED DISTRICT (TOD) PROGRAM: The program entails the preparation of specific plans, or a similar mechanism for each of the Transit Oriented Districts established by the General Plan. The goals of the TOD specific plans are to: increase walking, bicycling, and transit ridership and reduce vehicle miles traveled; facilitate compact, mixed use development; increase economic activity; facilitate the public investment of infrastructure improvements; and streamline the environmental review process for future infill development projects.

COUNTY PARKS AND RECREATION MASTER PLAN: The program entails the preparation of a comprehensive Countywide Parks and Recreation Master Plan with a needs and demands analysis, in-depth gap analysis, evaluation of existing facilities and programs, asset management strategies, and implementation actions. The Department of Parks and Recreation is currently working on Phase I of the Master Plan, which consists of community parks and recreation plans for six of the most park-poor unincorporated communities in the County: East Los Angeles, East Rancho Dominguez, Lennox, Walnut Park, West Athens-Westmont, and Willowbrook.

PLANNING AREA CAPITAL IMPROVEMENT PLANS: The program entails securing funding and preparing a capital improvement plan for each of the 11 planning areas that include the following as needed: sewer capacity study; transportation system capacity study; waste management study; stormwater system study; list of necessary infrastructure improvements; implementation program; and financing plan. Utilization of an industry standard rating system such as Envision™ for capital improvement planning will provide equitable infrastructure services that enhance community quality of life and economic development, and support a sustainable and resilient community.

EXISTING EQUITY DEVELOPMENT TOOLS: HIGHLIGHTS

HOUSING ELEMENT UPDATE

The Housing Element, which is a component of the General Plan, was adopted by the Board of Supervisors in 2014. The Housing Element serves as a policy guide to address the comprehensive housing needs of the unincorporated areas. The primary focus of the Housing Element is to ensure an adequate supply of decent, safe, sanitary, and affordable housing for current and future residents of the unincorporated areas, including those with special needs. The Housing Element includes a number of implementation programs related to fair housing, environmental justice, affordable housing preservation, and CEQA streamlining. For more information, please visit the DRP web site at <http://planning.lacounty.gov/housing>.

BICYCLE MASTER PLAN

The Bicycle Master Plan, which is a sub-component of the Mobility Element of the General Plan, was adopted by the Board of Supervisors in 2012. The Bicycle Master Plan guides the implementation of proposed bikeways as well as various bicycle-friendly policies and programs to promote bicycle ridership amongst users of all ages and skill sets. The Bicycle Master Plan proposes approximately 831 miles of new bikeways throughout the County for implementation through 2032. The Plan includes an implementation program that prioritizes projects based on a number of factors, including crash data and obesity rates. For more information, please visit the DPW web site at <http://dpw.lacounty.gov/pdd/bike/masterplan.cfm>.

DENSITY BONUS ORDINANCE

On August 8, 2006, the Board of Supervisors adopted the Density Bonus Ordinance, which includes eligibility, regulations, and procedures for the granting of density bonuses and incentives for affordable and senior citizen housing—as required by the State Density Bonus Law. The Ordinance goes beyond the state-mandated requirements by providing options for additional density bonuses and incentives for affordable housing and senior citizen housing through a discretionary procedure. In addition, the Ordinance uses a menu of incentives to encourage projects that provide 100 percent affordable units, are located near transit, and/or provide infill development. Senate Bill 1818 made significant changes to the State Density Bonus Law on January 1, 2005. Since that law took effect and as of the end of 2014, the Department has approved a total of 871 affordable units and 1,118 market rate units (including senior housing).

SECOND UNIT ORDINANCE

On March 4, 2004, the Board of Supervisors adopted regulations and procedures for second units, as required by State law. As of the end of 2014, the Department has approved a total of 539 units since 2004.

MARINA DEL REY AFFORDABLE HOUSING POLICY

The unincorporated community of Marina del Rey is located in the coastal zone and is required to incorporate affordable housing, per the Mello Act and the Los Angeles County Marina del Rey Affordable Housing Policy. The purpose of the Marina del Rey Affordable Housing Policy is to ensure that all new residential development in Marina del Rey complies with the Mello Act by preserving existing affordable housing supplies and creating new affordable housing units, where feasible, while balancing the County's ability to generate revenues from its Marina ground leases for Countywide public benefit programs. As of June 2015, there are 132 (87 Very Low, 28 Lower, and 17 Moderate) existing affordable units, and an additional 128 (19 Very Low, 79 Lower, and 30 Moderate) approved or under construction.

LOCAL HIRING POLICIES

The County has experience using project labor agreements. These agreements have been applied on a project-by-project basis. The MLK Inpatient Tower and MLK Outpatient Center projects, for example, include a local hire policy of 30 percent of total construction labor hours to

be performed by qualified workers living within a five mile radius of the project or qualified workers who live in one of the County zip codes where unemployment exceeds 150 percent of the County's average employment rate. Ten percent of those hours must be performed by disadvantaged workers defined as those local workers who also live in poverty. Many other public projects are listed at <http://dpw.lacounty.gov>,¹ and Supervisor Mark Ridley-Thomas has a readily available listing of projects in the Second Supervisorial District that employ local hire policies at <http://ridley-thomas.lacounty.gov>. The Los Angeles County Community Development Commission (CDC) also requires local hiring for projects sponsored by CDC.

Local hire policies in development agreements and community benefit agreements (CBAs) can range from stipulating the number of permanent jobs created by the project to local hiring requirements during construction. It may also specify whether jobs created under future lease and contract agreements are similarly stipulated. Examples of a few recent projects in the unincorporated areas that employed development agreements and CBAs that required local hiring are the Pacific Concourse multi-family residential housing development in Del Aire (2006); the Kohl's Department Store in East Pasadena-East San Gabriel (2008); the Universal Studios Specific Plan (2013); and the Malibu Institute (2014).

¹ Of note is DPW's Youth Opportunity Program. As young people aged 17½ to 19 leave the Probation system, the Program provides job readiness and on-the-job training through a structured 18-month intensive program that includes mentoring, case management, academic and mental health support, paid internships, and preparation to compete for a broad range of permanent entry-level positions within DPW.

PART TWO: EQUITY CHALLENGES IN THE UNINCORPORATED AREAS

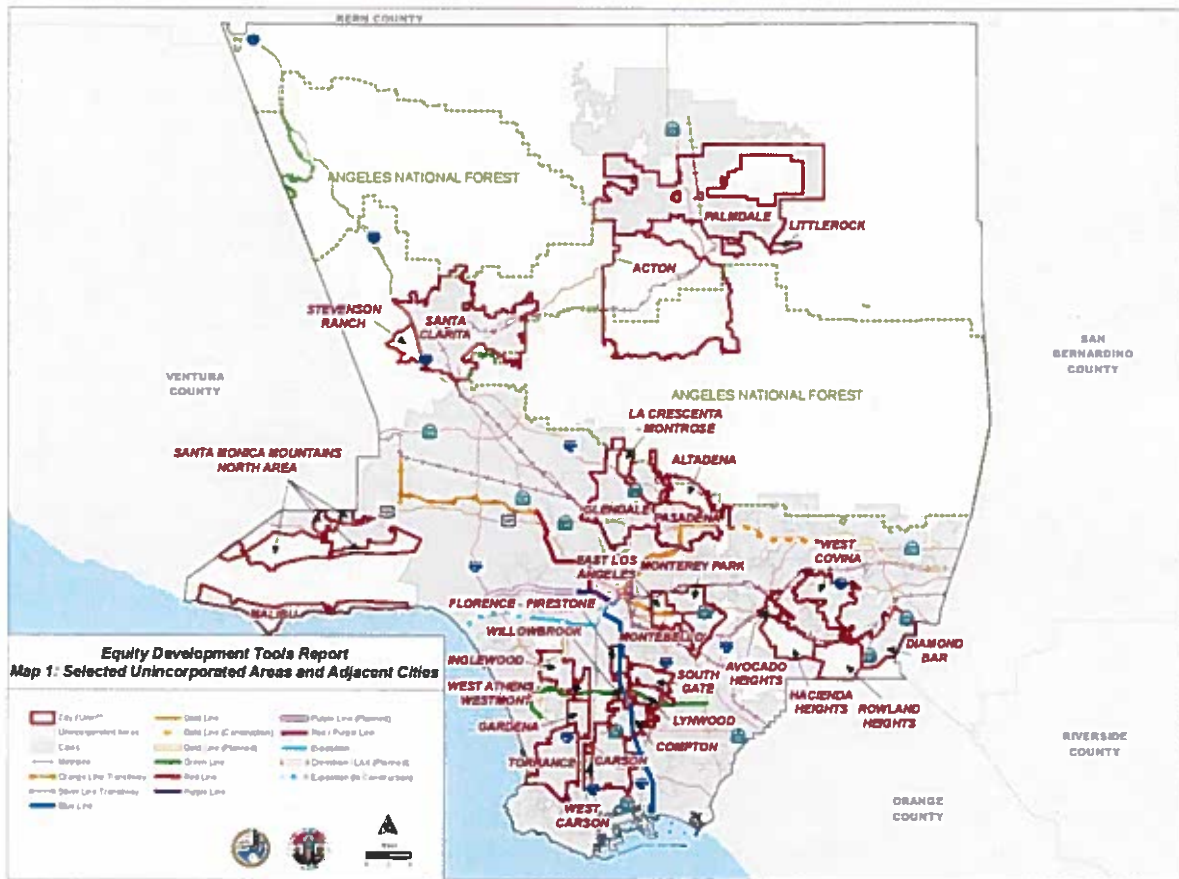
SOCIO-ECONOMIC AND MARKET ANALYSIS

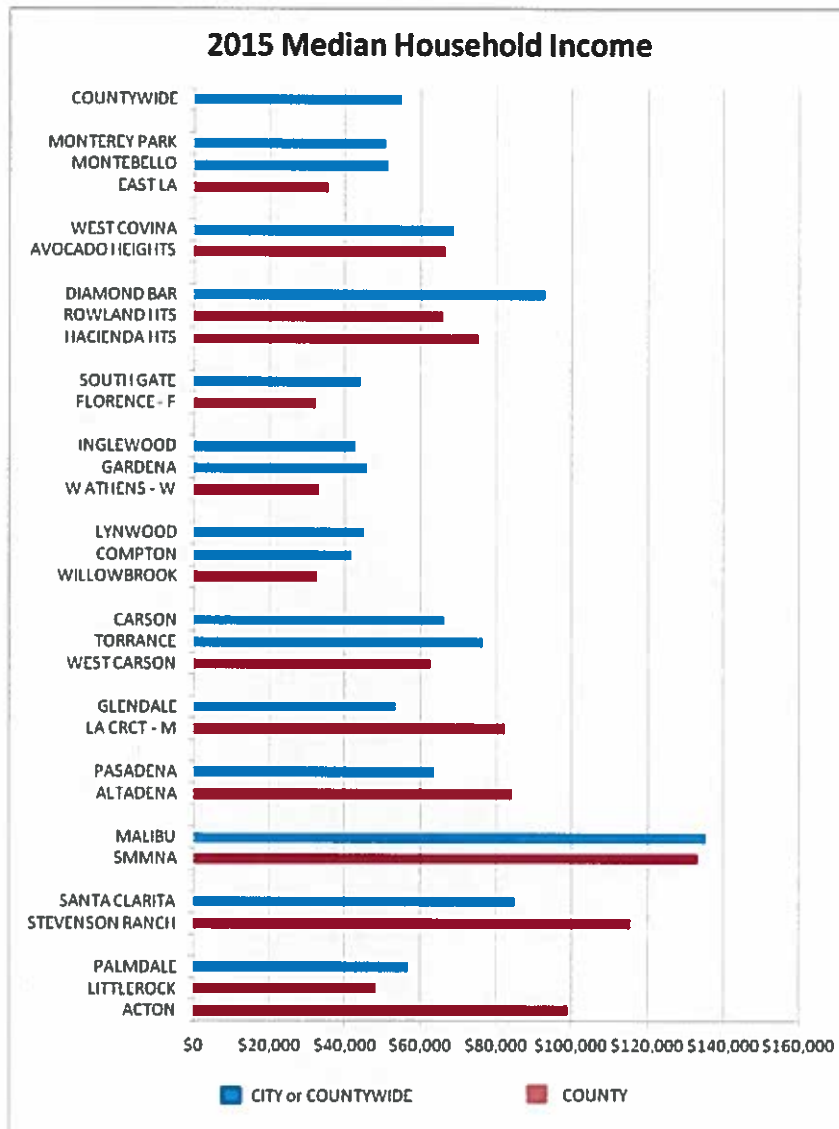
This section provides a snapshot of the unincorporated areas to highlight equity challenges and to provide context. Two analyses were conducted to compare the unincorporated areas with adjacent cities in terms of socio-economic, market, and/or environmental conditions. The first analysis is a comparison between select unincorporated communities and adjacent cities (see Map 1). The second analysis is a comparison of the Transit Oriented Districts (TODs), or areas within a half-mile radius² from major transit stations in the unincorporated areas, with 14 cities where the transit stations are located (see Map 2).

COMPARISON OF SELECT UNINCORPORATED COMMUNITIES AND ADJACENT CITIES

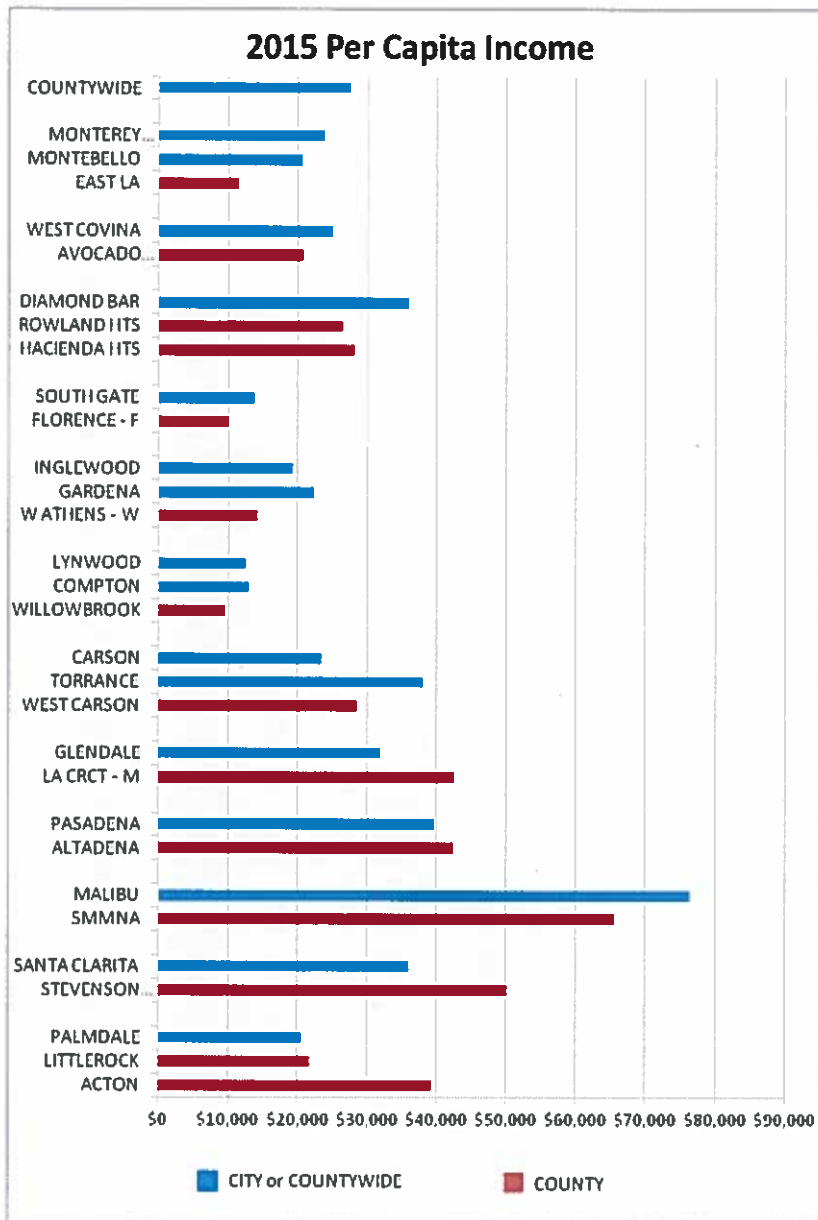
The following are a series of graphs that show median household income, per capita income, median home value, percentage of households with income below poverty level, unemployment rate, and pollution level for select unincorporated communities and cities. Together, these indicators illustrate a community's socio-economic, market and environmental conditions. In general, the socio-economic and pollution conditions in the unincorporated communities vary greatly. When compared to adjacent cities, most of the unincorporated communities have lower income households and lower home values. Higher pollution scores for many of the unincorporated communities also indicate that these areas are more vulnerable and exposed to environmental impacts.

² All of the TODs studied conform to a half-mile buffer from the transit station with the exception of the TOD in East Los Angeles that was part of a Specific Plan adopted in 2014. This has a parcel-specific boundary that conforms to the Specific Plan boundary.

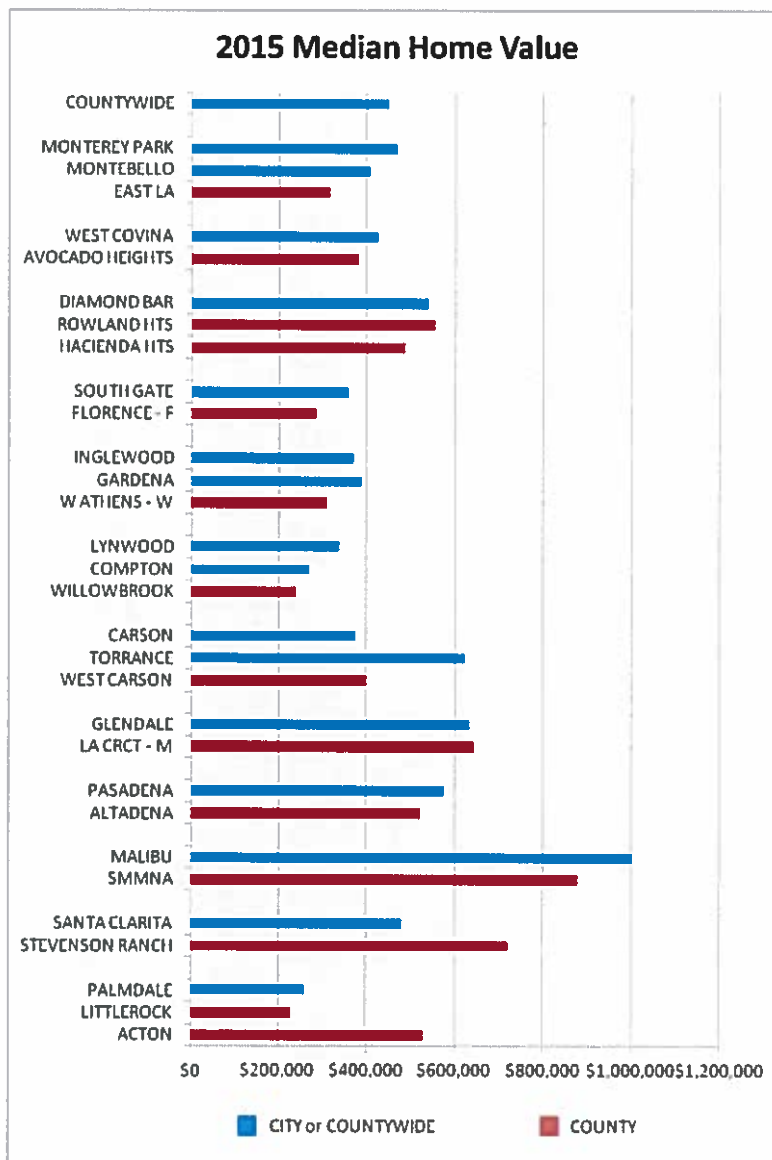




Source: Esri, 2015



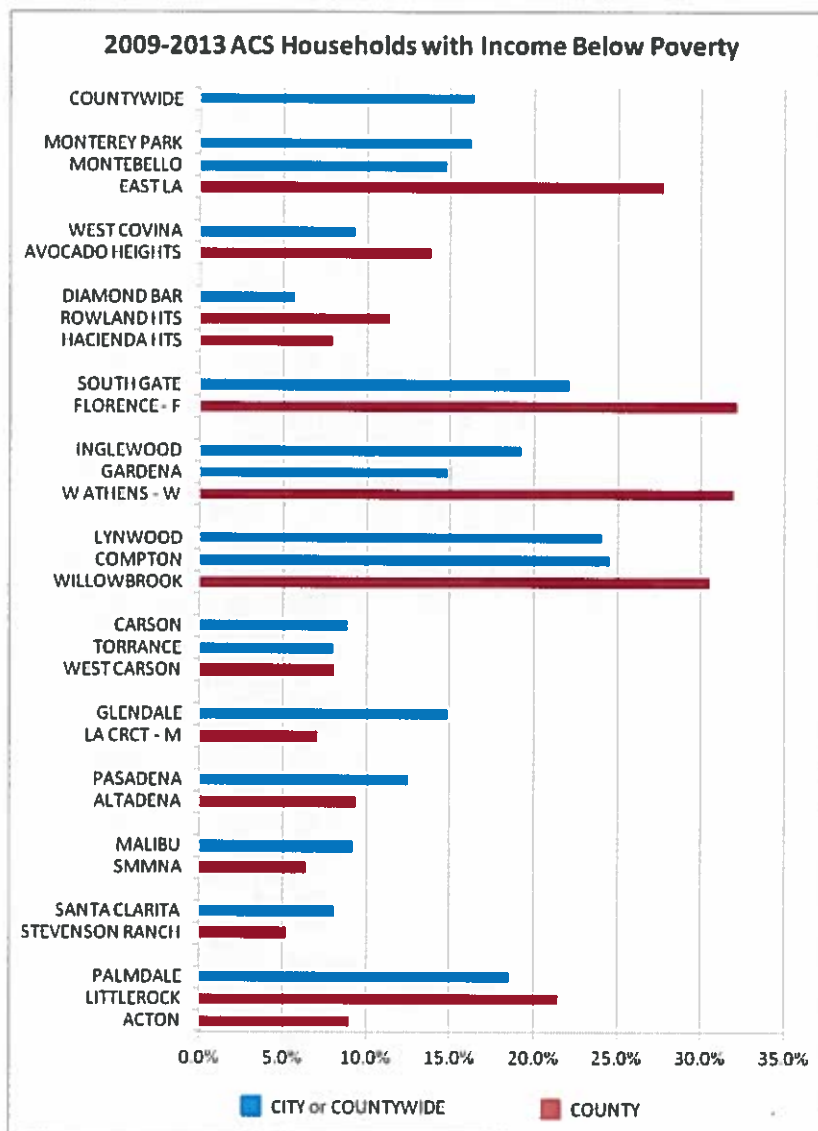
Source: Esri, 2015



Source: Esri, 2015

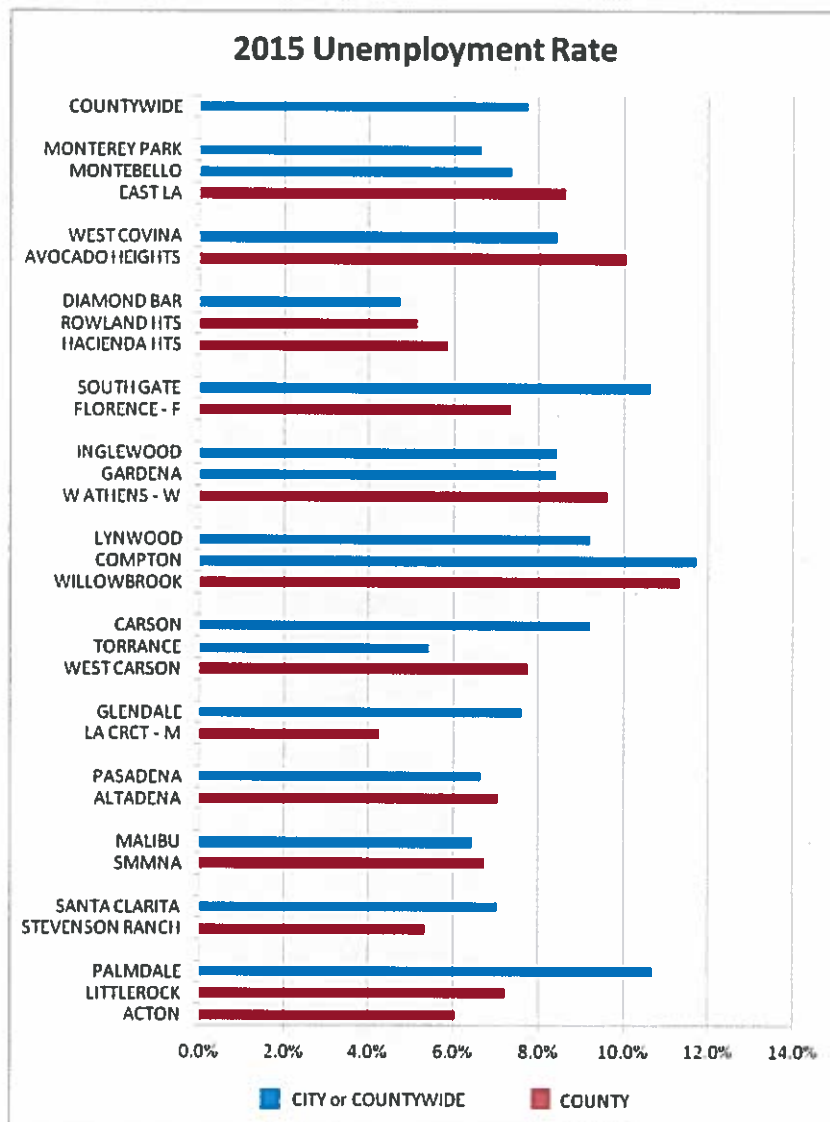
For both median household income and per capita income, four unincorporated communities have higher values than adjacent cities. These communities are Acton (compared to the City of Palmdale), Stevenson Ranch (compared to the City of Santa Clarita), La Crescenta-Montrose (compared to the City of Glendale), and Altadena (compared to the City of Pasadena). For all other groups, the unincorporated communities have lower values than adjacent cities.

A comparison of median home values shows a similar pattern as with income. Within four of the groups, the unincorporated communities--Acton, Stevenson Ranch, La Crescenta-Montrose, and Rowland Heights--have higher median home values than adjacent cities. For all other groups, the unincorporated communities have lower median home values than adjacent cities.



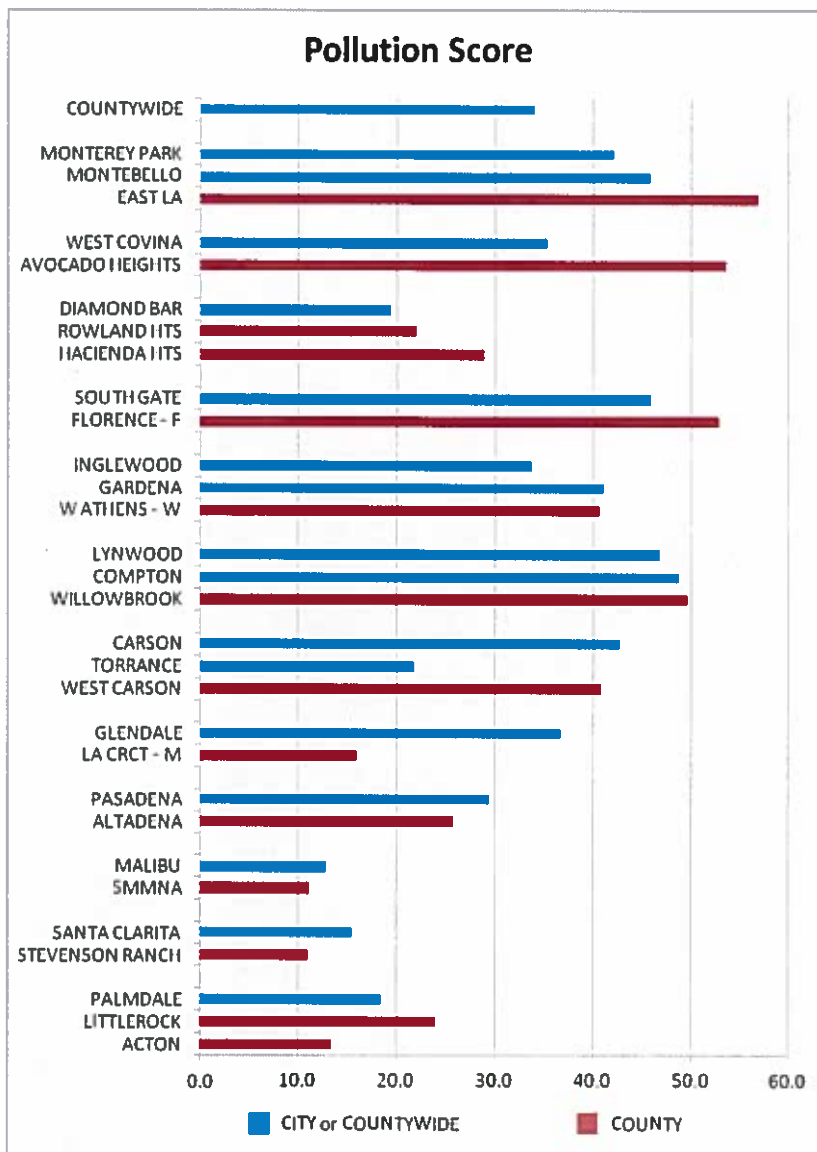
Source: American Community Survey, 2009-2013

The unincorporated communities also have higher percentage of households with income below poverty level in 7 out of 12 groups. In Rowland Heights, West Athens-Westmont, and East Los Angeles, the percentage of households with income below the poverty level is about twice as high as in adjacent cities (Diamond Bar, Gardena, and Montebello, respectively).



Source: Esri, 2015

The unemployment rates vary by group. Within six groups, the unincorporated communities have higher unemployment rates than adjacent cities. Within the other six groups, the unemployment rates in the unincorporated communities are lower than or in between adjacent cities.



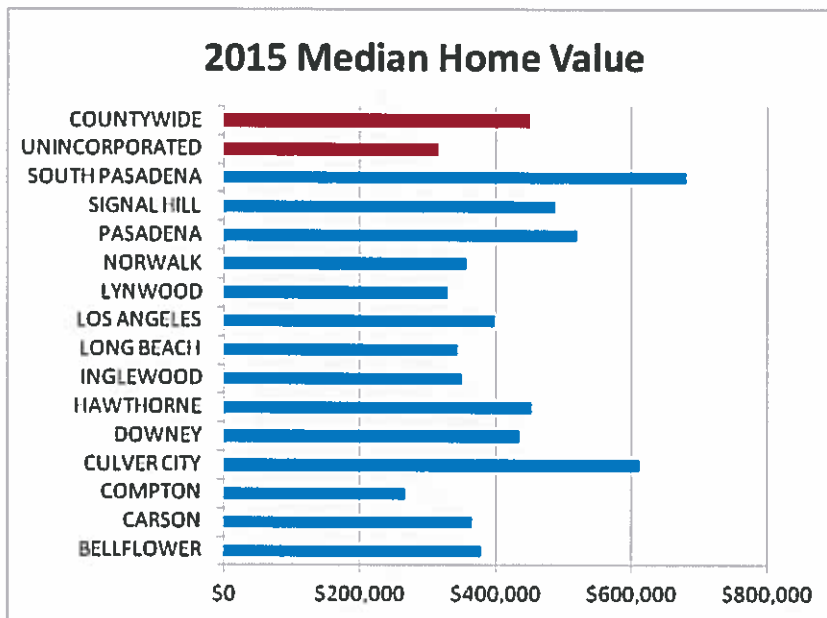
Source: California Environmental Protection Agency (CalEPA) CalEnviro Screen 2.0, October, 2014.

The pollution score is derived from CalEnviro Screen Version 2 that was released in October 2014 by California Environmental Protection Agency.³ CalEnviro Screen is a screening methodology that can be used to identify California communities that are disproportionately burdened by multiple sources of pollution. Similar to unemployment rates, the pollution scores vary by group. Within six groups, the unincorporated areas have higher pollution scores than the adjacent cities. Within the other six groups, the pollution scores in the unincorporated areas are lower than or in between the adjacent cities. Also, there are notable contrasts within some groups, such as the West Carson and Torrance, and La Crescenta-Montrose and Glendale.

³ The US EPA has recently developed a similar environmental justice screening and mapping tool called EJSCREEN. <http://ejscreen.epa.gov/mapper/>

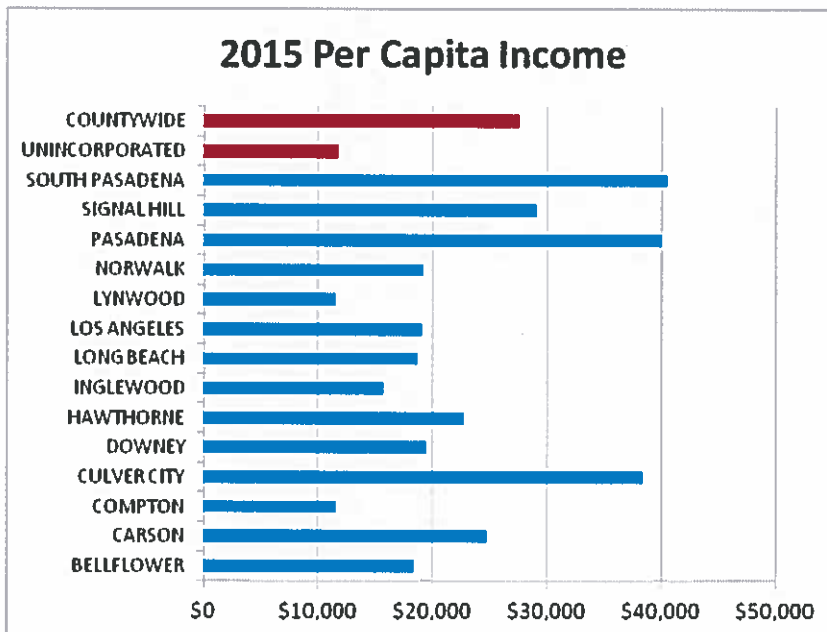
The second analysis compares similar indicators, but for TODs at the jurisdiction level—all 11 TODs in the unincorporated communities and TODs in 14 cities. TOD is defined as an area within ½ mile radius from a major transit station, and each city listed below may contain one or more TODs. Overall, the unincorporated TOD areas demonstrate clear indicators for weak markets. Median household income, per capita income, and median home value in the unincorporated TOD areas are significantly lower than those in the city TOD areas. Specifically, 28 percent of the households in the unincorporated TOD areas have income below the poverty level, which is notably higher than the average of 19.4 percent for all 15 communities.





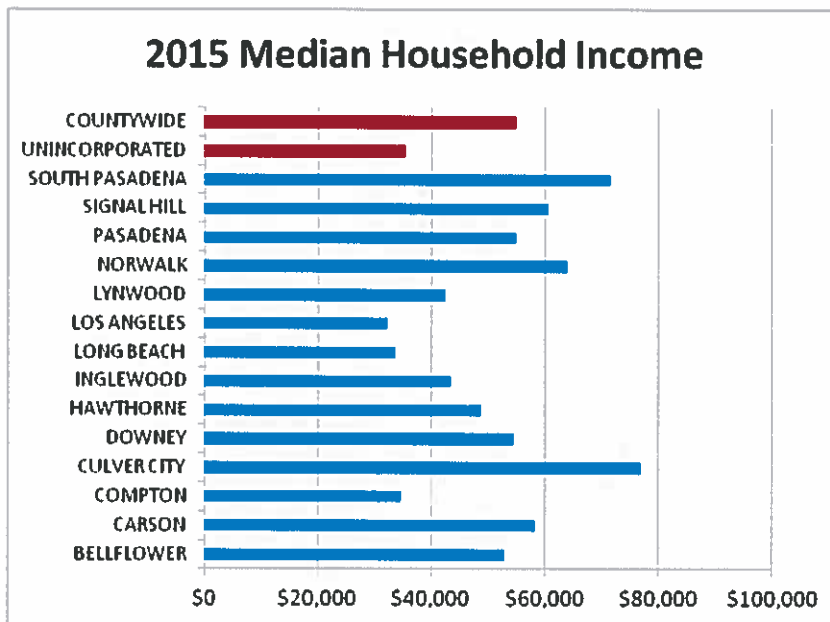
Source: Esri, 2015

Unincorporated TOD areas have lower median household income than most other city TOD areas. The overall range is between \$32,000 and \$77,000 approximately, and the median household income for the unincorporated TODs is approximately \$35,000.



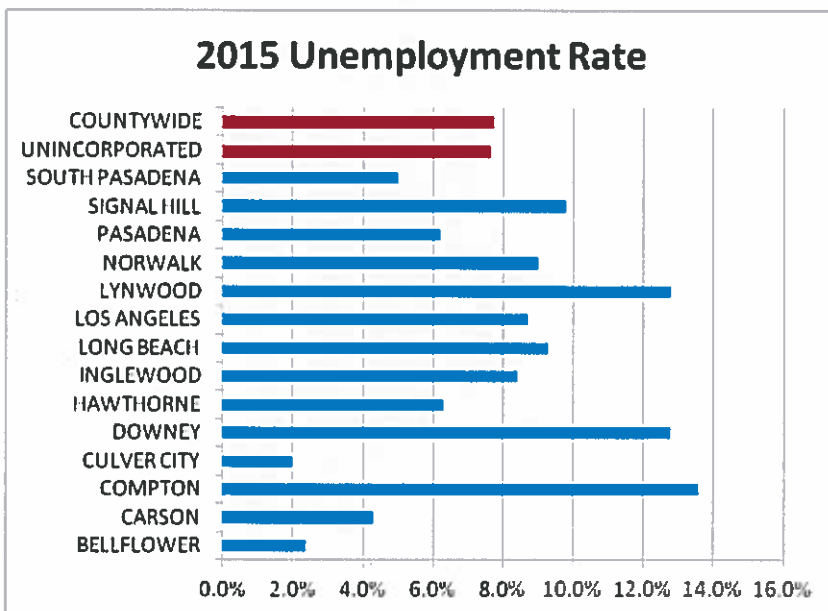
Source: Esri, 2015

Per capita income in all unincorporated TOD areas is slightly higher than \$10,000, the third lowest, when compared to that of city TODs. The highest per capita income is about \$40,000.



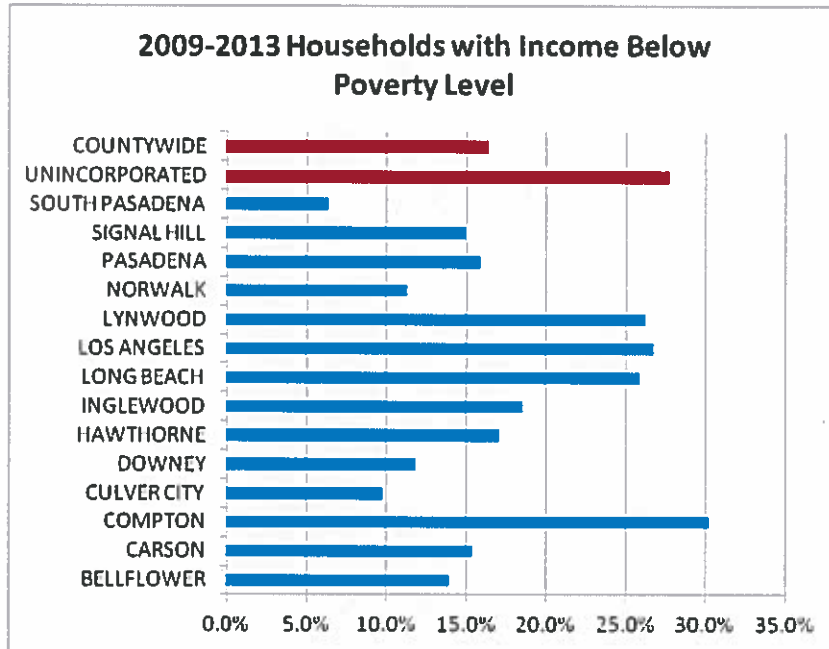
Source: Esri, 2015

Median home value in all unincorporated TOD areas is the second lowest, followed by TOD areas for the City of Compton. TODs in six cities have a median home value of \$400,000 or higher, and TODs in seven cities, including the unincorporated TODs, have a median home value between \$300,000 and \$400,000.



Source: Esri, 2015

The unemployment rate in the unincorporated TODs areas is close to 8 percent, which falls in the middle range when compared to city TOD areas. The range is approximately between 2 percent and 14 percent.



Source: American Community Survey, 2009-2013

Within the unincorporated TOD areas, 28 percent of households have income below poverty level, which is second to the City of Compton TOD area, which has 30 percent. This is significantly high compared to other city TOD areas--ten of which have less than 20 percent.

PART THREE: EQUITY DEVELOPMENT TOOLBOX

The unincorporated areas represent a diversity of environments and needs throughout Los Angeles County. Therefore, equity cannot be meaningfully addressed through a one-size-fits-all approach. The following toolbox provides policy options that should be applied as appropriate to address equity in the implementation of the General Plan.

VALUE CAPTURE

WHAT IS VALUE CAPTURE?

Local jurisdictions are seeking new ways to finance public benefits in the face of declining sources of dedicated funding. With the demise of tax increment financing in California, the future supply of affordable housing, in particular, is under threat and in need of new funding sources.

The term “value capture” has been used to describe a range of approaches to funding affordable housing and other public benefits. Generally speaking, value capture seeks to translate government actions that increase land values—such as upzoning or investing in public infrastructure—into community benefits.⁴ Examples of community benefits include maintenance of public infrastructure, affordable housing, open space, streetscape improvements, or cultural/educational facilities.

Specific tools that local jurisdictions use to raise revenues or extract community benefits from increased land or property values include:⁵

- Property tax (value is captured when property is reassessed at sale)⁶
- Special assessment districts (often associated with public infrastructure or services)
- Development impact fees
- Joint development, in which a public agency shares in revenues generated by a private development on public land
- Infrastructure financing districts
- Business improvement districts

Another form of value capture is a density bonus. Density bonuses allow local jurisdictions to approve higher residential density than would normally be allowed in exchange for providing affordable housing units. The added value associated with the increased density allowance that

⁴ (Calavita)

⁵ (Low Income Investment Fund, et. al.)

⁶ (Ingram, 2012) points out that property taxes capture value when they are not limited. Prop 13 allows property to be assessed at full market value only when there is a change of ownership, thereby limiting the value capture potential of property taxes in California.

a land owner receives is captured for the benefit of the public through increasing the supply of affordable units.

A wider application of the voluntary density bonus is a value capture policy that requires affordable housing to be provided in exchange for a broad array of discretionary entitlements. For example, a 2014 motion proposed in the Los Angeles City Council requested that the City study the feasibility of a “value capture policy” described as an affordable housing requirement that would be attached to discretionary entitlements such as zone changes, variances and general plan amendments.⁷

Another example of value capture is mandatory inclusionary zoning, either throughout a local jurisdiction or in certain neighborhoods where a minimum number of affordable units are required in new development projects.⁸

In addition to across-the-board policies, local jurisdictions can use value capture tools to extract community benefits on a case-by-case basis via development agreements or project approval conditions where there is a demonstrated link between the projects impacts and the required community benefit. They can also proactively create value capture tools that are built into community plans. Each approach is described in the following sections, based on examples provided in Calavita (n.d.) and Hickey (2014). A note of caution: In many communities, the objective may be to stimulate investment, and value capture strategies may be counter-productive. In communities that have not seen new investment, careful market research is necessary to understand the consequences of a value capture program.

DEVELOPMENT AGREEMENTS AND DISCRETIONARY PERMITS

The City of Santa Monica updated its Land Use and Circulation Element (LUCE)⁹ in 2010. The document created a framework for attaching requirements for community benefits to height increases above base heights limit (at about 32 feet, or slightly higher if the project is already required to provide affordable units under the City’s existing inclusionary housing program). Under a tiered program, an additional increase in height requires a development agreement or a discretionary review, as well as progressively more community benefits, depending on the amount of increase requested. The height limits under the tiers vary according to district. The approach is tailored to the City of Santa Monica’s robust real estate market.

The LUCE is currently being amended along with the zoning code, so implementation details of the community benefits policy are still evolving. As of April 2015, the City’s draft zoning code update identifies four types of community benefits that would be required from projects seeking discretionary height increases. These include affordable and workforce housing; trip reduction and traffic management; community physical improvements; and social and cultural facilities. Depending on the type of project, the benefits are provided through a combination of onsite

⁷ (Los Angeles City Council, 2014)

⁸ (Hickey, 2014)

⁹ (City of Santa Monica, 2010)

provision and/or in-lieu fees for affordable housing, open space, transportation demand management measures and transportation impact fees.¹⁰

Small value capture projects have been approved under the LUCE framework. However, one project proposed in 2014 would have resulted in the creation of 93 affordable units and contributions of \$11 million to early childhood education programs and \$3 million of investment in bike sharing and traffic demand management programs. However, due to residents' concerns over traffic impacts, the City withdrew its initial approval of the project. This shows that a well thought out communication strategy regarding the substantial public benefits of value capture programs is necessary to ensuring success.¹¹

COMMUNITY PLANS

The City and County of San Francisco adopted the Eastern Neighborhoods Area Plan in 2008. In the Plan's Urban Mixed Use (UMU) zoning districts, affordable housing requirements go beyond those required by the City's existing inclusionary housing program. As with Santa Monica, the Plan uses a tiered system of height increases above baseline to assign affordable housing requirements to projects.

Tier	Height Increase Allowed	Minimum On-site Affordable Housing Set-Aside	Off-Site/In-Lieu Requirement
A	8 feet or less, or a reduction in height	18% of total units	23% of total units
B	9-28 feet	20% of total units	25% of total units
C	29 feet or more	22% of total units	27% of total units

Developers may also satisfy the requirement by paying an in-lieu fee, dedicating a portion development site for the construction of affordable housing, or providing affordable units to qualified middle-income households.¹²

Height increases above baseline in the Eastern Neighborhoods Plan also carry special fees to fund public infrastructure and community benefits, such as public open space, recreational facilities, transit, streetscape, child care facilities, library materials, or housing preservation and development. The fees, supported by nexus studies, are shown in the table below.¹³

¹⁰ (City of Santa Monica, 2015)

¹¹ (Hickey, 2014)

¹² (City and County of San Francisco, 2014)

¹³ (City and County of San Francisco, 2014)

Tier	Height Increase Allowed	Fee (Residential Development)	Fee (Non-Residential Development)
1	8 feet or less	\$9.71 per gross square foot	\$7.28 per gross square foot
2	9-28 feet	\$14.56 per gross square foot	\$12.14 per gross square foot
3	29 feet or more	\$19.42 per gross square foot	\$16.99 per gross square foot

The City of Los Angeles adopted the Cornfield Arroyo Seco Specific Plan (CASP) in 2013. Instead of incentivizing community benefits through height increases or a density bonus, the Plan uses floor area bonuses to spur the creation of affordable housing and other public benefits.¹⁴

Floor area bonuses can be achieved by providing a certain percentage of affordable housing units. The amount of bonus, percentage and income level restriction varies by zone. Affordable housing projects are also eligible for citywide incentives, such as waivers from development standards. Alternatively, floor area bonuses can also be achieved by providing public open space, community facilities or public passageways, either on-site or elsewhere in the Specific Plan area.

The CASP also allows transfer of floor area within the Specific Plan area. Residential projects of greater than 15 units must provide affordable housing to be eligible to receive transferred floor area from a site with unused FAR. Alternatively, the receiving site can receive the transferred floor area from a site with affordable housing. The CASP outlines a payment process for the purchase of transferred floor area. Floor area purchased from City-owned sites goes into a fund to pay "improving river access, overall river enhancements, non-vehicular transportation improvements, removing visual blight, improving public safety and affordable housing."¹⁵

MARKET CONDITIONS

Local jurisdictions are increasingly using planning tools such as density, height, and floor area bonuses to achieve affordable housing and other community benefits goals. They are doing so through voluntary programs, mandatory programs, within select areas that have been upzoned, or through broadly applied requirements automatically triggered by applications for entitlement relief.¹⁶

Research suggests that value capture policies work best in areas with strong or strengthening housing markets.^{17 18} If additional density, floor area, or height will not create a windfall for developers that will subsidize the affordable units, there is little incentive for them to pursue such programs. Other conditions that facilitate the success of value capture programs include public subsidies, community support, and broad geographic applicability. In addition, careful evaluation must be undertaken to understand the neighborhood impacts.

¹⁴ (Los Angeles Department of City Planning, 2013)

¹⁵ (Los Angeles Department of City Planning, 2013)

¹⁶ (Hickey, 2014)

¹⁷ (Hickey, 2014)

¹⁸ (Low Income Investment Fund, Center for Transit Oriented Development, Enterprise Community Partners, 2013)

ECONOMIC DEVELOPMENT

LOCAL HIRING POLICIES

In the public sector, local hiring policies are common among larger agencies that oversee multi-million dollar construction projects, such as large public buildings and infrastructure improvements. In 2012, the UCLA Labor Center released a report entitled *On Track for Quality Careers: Project Labor Agreements and the Los Angeles County Metropolitan Transportation Authority (Metro)*,¹⁹ which evaluated the use of project labor agreements (PLAs) in Metro projects to recruit new and disadvantaged workers into the construction workforce. Generally, PLAs contain agreements with specifically targeted hiring and investments to create employment and career pathways for individuals from historically under-served communities. PLAs also include policies to ensure compliance and to track the actual outcomes. In its report, the UCLA Labor Center cites a Cornell University study of 185 PLAs nationwide that found common challenges were setting realistic hiring targets to recruit and train people who fit the established targeted hiring provisions for a specific geography. They also found that it was important to incorporate reasonable flexibility into these agreements so that unanticipated circumstances can be accommodated.

The report highlights the Los Angeles County Metropolitan Authority's (Metro) recently implemented PLA noting that it uses economically-based hiring provisions. Because Metro receives federal funding for its work, they are precluded from limiting employment to or placing preference on workers from certain geographies. Under this scheme, "anyone from across the country who lives in what is defined as an economically disadvantaged zip code or who qualifies under the definition of a disadvantaged worker can be eligible for the targeted hiring program." The program contains apprenticeship utilization goals (20 percent of all work hours to be performed by apprentices) that create work opportunities for entry-level workers and those in apprenticeship programs who need more hours to advance toward journey-level status.

The report concludes that PLAs are one of the most effective tools to be able to achieve workforce development goals, but that strong policies alone are not enough. Success hinges on how the policies are implemented, requiring dedicated staff and financial resources, commitment from leadership, participation of pre-apprenticeship programs and labor organizations, supportive programs for workers and small contractors, and coordination of diverse stakeholders.

Local hiring policies can also be incorporated through the use of development agreements and CBAs. Usually in exchange for some type of public subsidy or funding, or for an expedited entitlement process and development certainty, private developers are willing to structure a development agreement or a CBA where the developer contractually agrees with the local jurisdiction to provide benefits such as infrastructure improvements, the dedication of public open space, or the creation of a special fund for community benefit. CBAs involve direct negotiations with affected stakeholders and result in a project that moves forward with

¹⁹ <http://constructionacademy.org/our-work/research-reports/>

community support. For the governing agency, development agreements and CBAs offer a mechanism to reasonably condition development in a manner that otherwise may not be provided in local land use regulations.

The use of development agreements and CBAs is common in local jurisdictions across the country for projects large and small. In the City of Los Angeles, a few notable examples²⁰ of major projects with local hiring policies include Hollywood and Highland (2001), the LAX modernization plan (2004), North Hollywood Commons (2007), and the Staples Center (2007). Local hire policies can range from stipulating the number of permanent jobs created by the project to local hiring requirements during construction and in all jobs created under future lease and contract agreements.

In 2014, the City of Seattle commissioned a report from the UCLA Labor Center entitled: *Exploring Targeted Hire: An Assessment of Best Practices in the Construction Industry*.²¹ For this report, analysts reviewed numerous public project PLA's from across the country as well as the adopted local hire ordinances in San Francisco (2010), Milwaukee (2009), Richmond, CA (2006), Cleveland (2003), East Palo Alto (1996), Oakland (2001), and a 2012 local hire pilot program in Portland that uses a citywide CBA template. The report also considers other methods to encourage local hiring that include updating particular contract provisions, issuing executive orders, adopting resolutions, developing contractor standards and allowing market forces to direct hiring.

The report concludes that all targeted hire strategies can be effective and are highly adaptable, with each offering advantages and disadvantages depending on the context and jurisdiction. Across the spectrum of strategies, best practices include: 1) broad stakeholder collaboration; 2) realistic hiring goals that can be communicated and measured; 3) promotion of the initiative's goals and the steps needed for implementation; 4) anticipating the needs of contractors and addressing barriers through programmatic support particularly for small, women-owned and minority-owned business enterprise contractors; 5) partnerships with community organizations, unions, and workforce development providers to recruit new workers;²² 6) investment in pre-apprenticeship programs; 7) support of registered apprentice programs; 8) support of job placement systems and worker retention; and 9) robust compliance systems.

AFFORDABLE HOUSING

COMMUNITY LAND TRUSTS

A land trust is an agreement that allows one party, the trustee, to hold ownership of a piece of real property for the benefit of another party, the beneficiary. A Community Land Trust (CLT) is a property trust that aims to benefit the surrounding community by ensuring the long-term

²⁰ <http://www.forworkingfamilies.org/sites/pwf/files/publications/0708-MakingDevelopmentWorkForLocalResidents.pdf>

²¹ <http://www.seattle.gov/contracting/docs/labor/TargetedHire.pdf>

²² Of note is the Youth Build Program. For more information, see <https://www.youthbuild.org>.

availability of affordable housing. CLTs are set up as Section 501(c)(3) nonprofit organizations. CLTs have been established to serve inner-city neighborhoods, small cities, clusters of towns, and rural areas. Most CLTs focus on the production of affordable ownership housing. The CLT owns the land in perpetuity and sells the home on that land. With the value of the land taken out of the equation, the home price dramatically drops. The homebuyer will lease the land from the CLT at a minimal or no cost and may sell the home at any time. However, the homeowner is entitled to only a proportion of the appreciated equity of the home and must also agree to sell to someone else who qualifies for the program. The formula to create an affordable price to both the seller and the buyer ensures continued affordability. Some CLTs also pursue multi-family housing projects. The CLT can work with various ownership structures for multifamily buildings: the CLT may own and manage a building as rental housing; another nonprofit may own and manage the building as rental housing; or the residents may own the building as a cooperative or as condominiums. CLTs in Southern California include the Beverly-Vermont CLT, TRUST South L.A. and Irvine CLT.²³

LINKAGE FEES ON COMMERCIAL DEVELOPMENT

Commercial linkage fee programs for housing are based on the rationale that employment growth generates the need for housing. In addition, certain industries, such as retail, service, and hospitality, generate larger proportions of lower paying jobs and therefore increase the need for affordable housing. Commercial linkage fee programs establish a reasonable share of the affordable housing impacts to commercial development. To enact a linkage fee program, a study to establish the nexus between commercial development and the increased need for affordable housing, and the reasonable share of costs by the different types of commercial development will be required.

Linkage fees on commercial development are fees based on square footage or total development costs. For example, the fee in Boston is \$8.34 for each square foot above 100,000 for affordable housing, and \$1.67 for jobs programs.²⁴

INCLUSIONARY HOUSING

Inclusionary housing, also known as inclusionary zoning or mixed-income housing, is a policy tool that requires or encourages private housing developers to include a certain percentage of income-restricted units within market rate residential developments. There are three basic types of inclusionary housing policies: 1) Voluntary inclusionary housing policies encourage developers to build affordable housing by offering incentives. The State of California employs this strategy through the implementation of the State Density Bonus Law; 2) Mandatory inclusionary housing policies require developers to include a portion of income-restricted units within a market rate development; 3) Conditional, or *quid pro quo*, inclusionary housing policies only require developers to build affordable housing in conjunction with discretionary approvals, such as zone changes and plan amendments. The 2008 Housing Element included a program to study the feasibility of establishing an inclusionary housing policy for the unincorporated areas. In 2012, DRP prepared a report to the Board of Supervisors, which concluded that

²³ For more information on CLTs see: Lincoln Institute of Land Policy's *The City-CLT Partnership* Policy Report: https://www.lincolnst.edu/pubs/1395_The-City-CLT-Partnership and National Community Land Trust Network, Program Directory: <http://cltnetwork.org/directory/>.

²⁴ (Adams, 2015)

inclusionary housing is not feasible, given the legislative environment at the state-level to not allow local mandatory rental policies. However, the report can inform future studies regarding inclusionary housing.

PUBLIC HEALTH AND ENVIRONMENTAL JUSTICE

DATA-DRIVEN POLICYMAKING

Addressing the social and economic determinants of health is critical to improve health outcomes in Los Angeles County.²⁵ The use of health and environmental indicators for priority setting, project development, and to inform decision-making can further equity in the implementation of the General Plan. A data-driven approach can improve access to healthy food, bike and pedestrian infrastructure, parks and open space, safe and reliable transit, and health care.

The Los Angeles Equity Atlas²⁶ is a data-driven tool that helps further equity goals in land use and transportation decisions. Specifically, the tool focuses on the following: increasing mobility, access and connectivity; preserving and creating affordable housing and managing neighborhood change; supporting economic and workforce development; and investing in healthy communities. The Department of Public Health and The California Endowment recently funded the development of the *Plan for a Healthy Los Angeles*, a Health and Wellness Element for the City of Los Angeles General Plan. As part of the Plan's development, the City produced a Health Atlas and accompanying interactive web site with community profiles (available at: <http://healthyplan.la/>). The Atlas and profiles map disparities across the city's neighborhoods for over 100 health, education, and socio-economic indicators. They highlight the importance of considering geographic equity in future programs and policy development. Another example of a tool that uses health and safety indicators to inform decision-making for land use and transportation is the eTOD score,²⁷ which is a rating system to inform decisions about equitable transit-oriented development planning and projects. The eTOD score uses indicators to define what a high-performing, equitable TOD is, which can then be used as a benchmark to evaluate future actions. Furthermore, the Department of Parks and Recreation is currently working on a needs assessment for parks and recreation in cities and unincorporated communities in Los Angeles County. The needs assessment is a collaborative process to gather data and input for future decision-making on park and recreation. The assessment will increase understanding of existing assets and help determine how to improve, expand, and increase access. There will be final report that determines study areas and identifies, prioritizes, and outlines costs for potential programs. For more information, visit <http://lacountyparkneeds.org>.

²⁵ Los Angeles County Department of Public Health (2013)
http://publichealth.lacounty.gov/epi/docs/SocialID_Final_Web.pdf

²⁶ California Community Foundation and Reconnecting America (2013)

²⁷ Dukakis Center for Urban and Regional Policy at Northeastern University and the Center for Transit Oriented Development (CTOD)

GREEN ZONES

Equity development tools to address environmental justice should include a combination of strategies to immediately address impacts and long range planning. Identifying toxic hotspots through a data-driven and stakeholder-driven approach and developing targeted demonstration projects, incentives, or pilot projects are some notable strategies.

Clean Up Green Up is a grassroots public health, economic, and environmental justice initiative in the City of Los Angeles that prevents pollution and revitalizes communities through a number of strategies, including the establishment of “green zones.” Green zones are zoning overlays that will apply to the following pilot communities: Boyle Heights, Pacoima/Sun Valley, and Wilmington. The initiative proposes ways to address land uses that impact where people live or gather--particularly those that impact sensitive receptors, such as seniors and children.

The green zones proposed as part of the *Clean Up Green Up* initiative deters truck idling, includes performance standards for new development designed to reduce impacts on neighborhoods, buffers neighborhoods from auto-related operations, and requires enclosures for air emissions. The initiative will also establish ombudsperson services for businesses within the green zones to streamline permitting processes and to provide financial and technical support; and require buildings within 1,000 feet of a freeway to post signage related to the health effects of prolonged exposure to air toxics. The initiative is currently being considered by the City.

PART FOUR: FINDINGS AND ADDITIONAL CONSIDERATIONS

FINDINGS

The following findings are based on the staff's research of the unincorporated area context and equity development tools, and stakeholder interviews:

- Addressing equity requires targeted, geographically specific approaches in areas with the greatest needs, and should be embraced as an issue of regional importance.
- The implementation of the General Plan presents opportunities to address equity in the unincorporated areas. These include TOD specific plans, Area Plans, Capital Improvement Plans, and multiple ordinances.
- There are opportunities to enhance existing equity tools, such as the Density Bonus Ordinance and local hiring strategies.
- A preliminary analysis of indicators suggests that some unincorporated areas face greater socio-economic and other challenges than adjacent cities.
- Equity development tools are best applied in a local context.
- Changes to zoning and land use provide opportunities to capture value that can be used for affordable housing and other community benefits. Special considerations should be given to the application of value capture strategies in weak market areas, which may be counter-productive or require phases or triggers for when market conditions improve.
- In the context of General Plan implementation, development agreements and CBAs are appropriate tools to incorporate local hiring strategies.
- With housing affordability becoming a greater challenge, it is important for the County to consider the feasibility of innovative affordable housing tools, such as community land trusts, linkage fees on commercial development, and inclusionary housing.
- A data-driven approach to project development, funding distribution, and implementation, using key, community-specific health and environmental indicators, is a necessary tool to further equity goals and to track the County's progress in meeting and maintaining those goals.
- Addressing environmental justice requires short term and long term solutions. A targeted policy, such as green zones, can help focus resources in areas with the most immediate needs and with the greatest environmental impacts.

- Robust community engagement at different levels and continued interdepartmental collaboration are necessary steps to further equity goals.

ADDITIONAL CONSIDERATIONS

In addition to considering the toolbox of equity development tools in the implementation of the General Plan, as presented in this report, staff recommends that the Board also consider the following next steps:

EQUITY SCORECARD TO PRIORITIZE AND GUIDE THE IMPLEMENTATION OF THE GENERAL PLAN

Prepare an equity scorecard to prioritize projects and to ensure that equity is addressed in the implementation of the General Plan and distribution of resources. The scorecard could work in conjunction with health, environmental, and socio-economic data, and draw from new and existing resources, such as the Department of Public Health's reports on how social and economic factors impact health.²⁸²⁹

This scorecard can also be used to assess the opportunities to incorporate appropriate equity development tools, such as value capture strategies, into a planning effort, such as an area plan, TOD specific plan, or parks master plan. The scorecard will ensure that all General Plan implementation projects will be assessed through an equity lens, and create accountability. The scorecard can serve as a basis for developing an assessment tool that can be applied to County operations and initiatives beyond the scope of the General Plan.

STANDARDIZED PROCESS FOR DEVELOPMENT AGREEMENTS AND COMMUNITY BENEFITS AGREEMENTS

Standardize and coordinate development agreements and community benefits agreements for local hiring, affordable housing, and the provision of other community and social benefits. Better coordination between County departments can ensure that broader equity goals are being addressed, and could even enhance the impact of these community benefits.

REVISIONS TO THE DENSITY BONUS ORDINANCE

Revise the Density Bonus Ordinance. Revisions could include policies designed to be used in conjunction with local value capture strategies, as well as offering density bonuses for extremely low income housing set asides, and projects that facilitate social equity and healthy lifestyles eg., health, mobility, jobs, etc., and greater density bonuses for 100 percent affordable projects.

GREEN ZONES PILOT PROGRAM

Initiate a data-driven, grassroots pilot program, similar to *Clean Up Green Up*, to identify toxic hotspots in the unincorporated areas, establish policies that address short term and long term

²⁸ Department of Public Health "How Social and Economic Factors Affect Health" (2013) (http://publichealth.lacounty.gov/epi/docs/SocialD_Final_Web.pdf)

²⁹ Department of Public Health "Housing and Health in Los Angeles County" (2015) (http://www.publichealth.lacounty.gov/ha/reports/LAHealthBrief2011/HousingHealth/SD_Housing_Fs.pdf)

impacts of prolonged exposure to pollution, and promote quality of life and economic development. The effort should draw from new and existing resources, such as analyses from the Department of Public Health.

EQUITY OUTREACH FRAMEWORK

Develop a framework for facilitating robust community engagement at all levels. The purpose of the framework is to ensure that the County's goals to promote equitable development is addressed in all implementation programs, and to facilitate continued participation with internal and external community partners, in the discussions on the progress of desired outcomes.

The framework can include the establishment of local advisory committees, organization of ground-truthing activities, facilitation of roundtable or focus group discussions, and/or the assemblage of experts that can provide technical support to facilitate outreach.

Staff recommends that the Board instruct Regional Planning to work with other departments and stakeholder partners to facilitate the implementation of these next steps.

REFERENCES AND RESOURCES

- Adams, D. (2015, April 2). As rents soar, Walsh pushed on affordable housing. *Boston Globe*. Retrieved from:
<https://www.bostonglobe.com/business/2015/04/01/walsh-under-pressure-hike-fees-developers/hhKqAPVhHSXJ5u5xrdASrL/story.html>
- Calavita, N. (n.d.). Land Value Capture for Affordable Housing. *Solutions 2013 National Conference on State and Local Housing Policy*. Retrieved from:
<http://www.nhc.org/media/files/Solutions2013/IC-3.Calavita.pptx>
- California Community Foundation, Reconnecting America. (2013) *The Los Angeles Equity Atlas*.
- City and County of San Francisco. (2014). *FY2012-13 & FY2013-14 Biennial Development Impact Fee Report*. Controller's Office. Retrieved from:
<http://sf-moh.org/modules/showdocument.aspx?documentid=7672>
- City of Santa Monica. (2010, July 6). Santa Monica Land Use and Circulation Element. Retrieved from <http://www.smgov.net/uploadedFiles/Departments/PCD/Plans/General-Plan/Land-Use-and-Circulation-Element.pdf>
- City of Santa Monica. (2015, April). Draft Zoning Ordinance. Retrieved from:
<http://www.smgov.net/departments/council/agendas/2015/20150415/s2015041404-A-1.pdf>
- County of Los Angeles Department of Public Health (2013) *How Social and Economic Factors Affect Health*. Retrieved from:
http://publichealth.lacounty.gov/epi/docs/SocialID_Final_Web.pdf
- County of Los Angeles Department of Public Health (2011) *Housing Brief*. Retrieved from:
http://www.publichealth.lacounty.gov/ha/reports/LAHealthBrief2011/HousingHealth/SD_Housing_Fs.pdf
- Hickey, R. (2014). *Inclusionary Upzoning: Tying Growth to Affordability*. Washington, D.C.: Center for Housing Policy. Retrieved from: <http://www.nhc.org/Inclusionary-Upzoning.pdf>
- Ingram, G. K.-H. (2012). Land Value Capture: Types and Outcomes. *Value Capture and Land Policies*. Cambridge: Lincoln Institute of Land Policy. Retrieved from:
https://www.lincolnst.edu/pubs/dl/2026_1380_VC_Web_Chapter.pdf
- Los Angeles City Council. (2014, September 30). Motion 14-1325. Retrieved from:
http://clkrep.lacity.org/online/docs/2014/14-1325_mot_09-30-14.pdf
- Los Angeles Collaborative for Environmental Health and Justice, Clean Up Green Up Policy Brief May 16, 2015.

- Los Angeles Department of City Planning. (2013). Cornfield Arroyo Seco Specific Plan. *Zoning and Standards*. Retrieved from:
http://cityplanning.lacity.org/EIR/CornfieldArroyo/Ord_AdoptWeb02_CASP.pdf
- Los Angeles Department of City Planning. (2013). Cornfield Arroyo Seco Specific Plan. *Application Process*. Retrieved from:
http://cityplanning.lacity.org/EIR/CornfieldArroyo/Ord_AdoptWeb01_CASP.pdf
- Low Income Investment Fund, Center for Transit Oriented Development, Enterprise Community Partners. (2013). *Incentives to Encourage Equitable Development in Los Angeles County Transit Oriented Districts*. Retrieved from:
http://www.scanph.org/files/20131031_IncentivesEquitableTOD.pdf
- Mulligan-Hansel, Kathleen (2008) *Making Development Work for Local Residents Local Hire Programs and Implementation Strategies that Serve Low-Income Communities*. The Partnership for Working Families. Retrieved from:
http://www.forworkingfamilies.org/sites/pwf/files/publications/0708_MakingDevelopmentWorkForLocalResidents.pdf
- Pollack, Stephanie (Dukakis Center)(2011) *Maintaining Diversity in America's Transit-Rich Neighborhoods*. Retrieved from:
http://www.northeastern.edu/dukakiscenter/wpcontent/uploads/2011/12/TRN_Equity_final.pdf
- Prevention Institute. (2015) *Advancing Healthy, Equitable, and Active Land Use in Los Angeles*.
- UCLA Labor Center, (n.d.) *On Track for Quality Careers: Project Labor Agreements and the Los Angeles County Metropolitan Transportation Authority*. Retrieved from:
<http://constructionacademy.org/our-work/research-reports/>
- UCLA Labor Center, (2014) *Exploring Targeted Hire: An Assessment of Best Practices in the Construction Industry*. Retrieved from:
<http://www.seattle.gov/contracting/docs/labor/TargetedHire.pdf>

Appendix B:

December 8, 2015 Board Motion: Equitable Development Work Program

AGN. NO. _____

**MOTION BY CHAIR HILDA L. SOLIS AND
SUPERVISOR MARK RIDLEY-THOMAS**

DECEMBER 8, 2015

Development and Implementation of Equitable Development Tools

On March 23, 2015, the Board of Supervisors (Board) held a public hearing for the General Plan Update, which provided the blueprint for growth in the unincorporated areas in the next 20 years. At the hearing, the Board directed the Director of the Department of Regional Planning (DRP) to consult with experts, community groups, and other stakeholders to evaluate equitable development tools and concepts, and to report back with recommendations. The objective behind this effort was to identify strategies that could foster implementation of the General Plan in a manner that allows County residents at all income levels to benefit from growth and development, encourages the preservation and production of safe and affordable housing, and reduces neighborhood health disparities (collectively defined as "Equitable Development").

-MORE-

MOTION

RIDLEY-THOMAS _____

KUEHL _____

KNABE _____

ANTONOVICH _____

SOLIS _____

**MOTION BY CHAIR HILDA L. SOLIS AND SUPERVISOR MARK RIDLEY-THOMAS
DECEMBER 8, 2015
PAGE 2**

In their report back to the Board on June 24, 2015, DRP presented a toolbox of strategies to promote these objectives. The strategies focus on prioritizing policies, actions, and resources to address socio-economic, educational, environmental, and health challenges. The Board should now move forward with the next steps necessary to implement a range of land use programs and policies with the objective of ensuring that new development brings community benefit rather than displacement of existing residents. In addition, the Board should explore potential land use policies that can mitigate public nuisances and health hazards caused by environmental contamination.

WE THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:

Declare that it is the intent of the Board of Supervisors to implement the Los Angeles County General Plan in a manner that promotes sustainable, healthy, and well-designed environments that enhance the quality of life and public well-being for all residents in the unincorporated areas; and instruct the Director of the Department of Regional Planning, in coordination with the Directors of other appropriate Departments, potentially including but not limited to Public Works, Public Health, Parks and Recreation, Community Development Commission, County Counsel, and the Fire Department, to initiate an Equitable Development Work Program consisting of the following:

- Update the density bonus ordinance to further ease and incentivize the development of affordable housing. The update should reflect State law changes effected by AB 2222 and AB 744, including the incorporation of a "no net loss" policy and parking requirement revisions; establish targets for deeper and higher levels of affordability, including a category for extremely

**MOTION BY CHAIR HILDA L. SOLIS AND SUPERVISOR MARK RIDLEY-THOMAS
DECEMBER 8, 2015
PAGE 3**

low-income households; and other changes to strengthen the effectiveness of the ordinance.

- Initiate discussions with the City of Los Angeles on a nexus study for the creation of a linkage fee.
- Provide a menu of options for the implementation of an inclusionary housing program. The program should consider on-site affordable units as a mandatory component of for-sale housing projects and propose approaches to requiring rental projects to provide on-site affordable units in exchange for discretionary entitlements, public subsidy, and other public concessions.
- Review the regulatory barriers to the establishment and expansion of community land trusts and other shared equity models, and potential incentives to promote their greater adoption.
- Propose additional strategies to preserve existing affordable housing and incentivize the production of new affordable housing; identify any necessary procedural and state and local legislative adjustments.
- Produce a map of contaminated sites, such as Superfund sites, brownfields, and toxic "hotspots" in the unincorporated areas, and provide recommendations on targeted land use policies that can be used to improve the health and quality of life for surrounding residents.
- Develop tools, including heat maps, equity scorecards, healthy design guidelines, and other approaches to evaluate, monitor, and advance

**MOTION BY CHAIR HILDA L. SOLIS AND SUPERVISOR MARK RIDLEY-THOMAS
DECEMBER 8, 2015
PAGE 4**

equity objectives in the implementation of the General Plan, using relevant data from other County Departments as necessary to ensure a comprehensive analysis.

- Direct the Director of the Department of Regional Planning to develop a framework for facilitating robust engagement with affordable housing, economic development, and environmental justice experts designed to provide technical assistance in carrying out this work and to support the Board in strengthening these equitable development tools and exploring new policies that promote equitable growth. The framework may include establishment of an advisory committee.
- Develop the Equitable Development Work Program in consultation with the Healthy Design Workgroup, the Homeless Initiative, and the Affordable Housing Steering Committee, to ensure efficiencies and coordination, and report back to the Board in writing quarterly with an update on the status of implementation and a timeline for the advancement of ongoing initiatives.

###

HLS:kd

HOUSING ELEMENT ANNUAL PROGRESS REPORT

CY 2015

The purpose of this report is to demonstrate the County's compliance with the requirements of Government Code Section 65400(a)(2)(B), which mandates local jurisdictions to prepare an annual report on the implementation progress of the housing element of the general plan. The report must provide information on the County's progress toward meeting its share of the regional housing need and local efforts to remove governmental constraints to the development of housing, as defined in Government Code Sections 65584 and 65583(c)(3). The information must be reported to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) using the guidelines set forth in the Housing Element Law and as provided by HCD. Prior to submission to the State, the report must be considered at a public meeting before the Board of Supervisors, where members of the public can submit oral and/or written comments on the report.

I. BACKGROUND

On February 4, 2014, the Board of Supervisors adopted the Fifth Revision to the Housing Element, which covers the period 2014–2021. On April 30, 2014, HCD certified the Housing Element.

II. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The Southern California Association of Governments (SCAG) is responsible for determining the Regional Housing Needs Allocation (RHNA) for each local jurisdiction within its six-county region.¹ For the Fifth Revision of the Housing Element, the County unincorporated areas have been allocated a RHNA of 30,145 units, which is broken down by income level as follows:

- Extremely Low/Very Low Income (up to 50 percent of AMI): 7,854 units (26.1 percent)²
- Lower Income (51 to 80 percent of AMI): 4,650 units (15.4 percent)
- Moderate Income (81 to 120 percent of AMI): 5,060 units (16.8 percent)
- Above Moderate Income (more than 120 percent of AMI): 12,581 units (41.7 percent)

The County is required through the Housing Element to ensure the availability of residential sites at adequate densities and appropriate development standards in the unincorporated areas to accommodate the RHNA over the planning period. During the implementation period, the County is required to report on the progress toward reaching the RHNA goals, through residential building permit activities.

¹ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles County, Orange County, Riverside County, San Bernardino County, Ventura County, and Imperial County.

² The County has a RHNA allocation of 7,854 Very Low income units. Pursuant to AB 2634, the County must project the housing needs of extremely low income households based on Census income distribution, or assume 50 percent of the very low income units as extremely low income units. In the absence of income data for the extremely low income households, 50 percent of the very low income units are assumed to be extremely low income. Therefore, the County's RHNA of 7,854 very low income units may be divided into 3,927 extremely low income units and 3,927 very low income units. However, for the purposes of identifying adequate sites for the RHNA, the state law does not mandate the separate accounting of units for extremely low income households.

Residential Building Permit Activity in CY 2015

Table A1 is a summary of building permit and construction activities for affordable housing developments (subsidized and/or deed-restricted, or "market affordable"³) between January 1, 2015 and December 31, 2015. **Table A2** is a summary of building permit activity for above moderate income units issued by the County during the 2015 reporting period.

Table A1
Annual Building Activity Report
Very Low, Lower, and Moderate Income Units and Mixed Income Multifamily Projects 2015

APN	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Housing without Financial Assistance or Deed Restrictions
			Very Low-Income	Lower Income	Moderate Income	Above Moderate Income				
5239021045	5+	R	24	0	0	1	25	HOME, First 5, Homeless Service Center Funds, County General Funds	24	1
6150029060 6150019061	5+	R	8	0	0		8	HOME	8	
Total of Above Moderate from Table A2 ▶ ▶ ▶						1,789				
Total by income units Table A ▶ ▶ ▶ ▶ ▶			32	0	0	1,790				

Source: County of Los Angeles Department of Public Works, Building and Safety Division, Unincorporated County Area, Residential Building Permit Data, January 1, 2015 - December 31, 2015. Los Angeles County Community Development Commission, Affordable Housing Development Completions, January 1, 2015 - December 31, 2015.

Table A2
Annual Building Activity Report Summary for Above Moderate Income Units 2014

	Single Family Dwellings	Two-Family Dwellings	Multi-Family Units	Second Units	Mobile Homes	Total
No. of Units Permitted for Above Moderate	516	116	1,151	0*	6	1,789

Source: County of Los Angeles Department of Public Works, Building and Safety Division, Unincorporated County Area, Residential Building Permit Data, January 1, 2015 - December 31, 2015.

*The Department of Public Works, Building and Safety Division does not separately track building permits issued for second units. In 2015, the Department of Regional Planning issued approvals for 48 second units.

³ Non deed-restricted units, but meets the State's definition of affordable. The report must include analyses on rents and housing prices, and other information to demonstrate affordability and in order to credit these units as "affordable."

Regional Housing Needs Allocation Progress

Table B identifies the housing units, by income level, completed from January 1, 2014 through December 31, 2015. Also, the Table shows the progress towards reaching the County's share of regional housing needs. As shown on the Table, the remaining number of additional dwelling units needed during the 2014-2021 planning period is 27,605, or roughly 92 percent of the RHNA.

In 2015, there were no RHNA units transferred due to annexations. In 2014, 40 units were transferred to the City of Glendora (10 Very Low, 6 Lower, 7 Moderate, and 17 Above Moderate); and 6 units were transferred to the City of Palmdale (3 Very Low, 1 Moderate, and 2 Above Moderate). **Table B** reflects these adjustments.

Table B
Regional Housing Needs Allocation Progress

		2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Extremely Low/ Very Low	7,841*	159	32							191	7,650
Lower	4,644*	0	0							0	4,644
Moderate	5,052*	0	0							0	5,052
Above Moderate	12,562*	513**	1,790							2,303	10,259
Total RHNA	30,099*	672**	1,822							2,494	27,605
Total Units ▶ ▶ ▶											

Sources: SCAG, *Regional Housing Needs Assessment*, 2012; Los Angeles County Department of Public Works, Building & Safety Division for the number of dwelling units assumed to be constructed during the period January 1, 2014-December 31, 2015; Los Angeles County Community Development Commission affordable housing development completions, January 1, 2014-December 31, 2015. Income categories based on a household of four members and the area median income, which is annually revised according to the U.S. Dept. of Housing and Urban Development and HCD.

Note: Housing units that have been constructed, issued building permits, or approved since January 1, 2014 have been credited toward the RHNA for the 2014-2021 planning period.

*RHNA allocations reflect adjustments made per a RHNA transfer to the City of Glendora, effective November 19, 2013; and to the City of Palmdale, effective June 24, 2014.

**Note: 2014 building permit data has been revised from 1,306 Above Moderate units to 513 Above Moderate units to reflect the County unincorporated areas only.

III. HOUSING ELEMENT PROGRAM IMPLEMENTATION

The Housing Element contains programs with specific time frames for implementation. **Appendix A: Table C1** shows the implementation progress of programs between January 1, 2015 and December 31, 2015.

Adequate Sites Inventory

The adequate sites inventory in the Housing Element identifies qualified sites that allow an array of housing types and densities, and in the case of mixed use areas, sites that permit other, non-residential uses. In order to maintain the adequate sites inventory to meet the County's RHNA over the planning period, as specified in Program 1: *Adequate Sites for Regional Housing Needs Allocation*, this Report notes when a site does not meet or exceeds the projected potential. In addition, the Report identifies alternative sites—sites with approved projects, or zone changes and plan amendments, which were not identified in the Housing Element.

Tables C2 shows the status of the County's adequate sites inventory at the end of 2015.

Table C2
Status of Adequate Sites Inventory

KEY: Listed on Adequate Sites Inventory

APN	Year	Adequate Sites Inventory		Approved			Notes
		Very Low/Lower	Moderate	Very Low/Lower	Moderate	Market Rate	
4039017092	2014	0	32	0	0	25	RPP201301242 approved on 3/20/2014 for 25 market-rate for-sale (condominium) units.
5279014017	2014	0	5	0	0	0	RPP201400231 approved on 9/4/2014 for a 505 square foot take out restaurant.
5379032027	2014	0	5	0	0	0	RPP201301157 approved on 4/3/2014 for a three-story medical office building
5845016022	2014	0	0	2	0	12	RHSG201400001 approved on 1/28/2014 for 12 market-rate for-sale units and two affordable for-sale (condominium) units within a mixed use development.
6025029034	2014	0	5	0	0	2	RPP201400629 approved on 6/30/2014 for a duplex.
6137029019	2014	0	5	0	0	0	RPP201300828 approved on 5/28/2014 for a 6,871 square foot retail building.
6150006007	2014	6	0	0	0	2	RPP201401095 approved on 11/18/2014 for a duplex.
7344020023	2014	0	20	0	0	60	REA201400226 for TR065157 approved on 7/31/2014 for 60 market-rate for-sale (condominium) units.
7344020024			10				
7344021021			21				
7344021022			10				

APN	Year	Adequate Sites Inventory		Approved			Notes
		Very Low/Lower	Moderate	Very Low/Lower	Moderate	Market Rate	
8125017013	2014	15	0	0	0	0	RCUP200900087 approved on 12/8/2014 to authorize a development program in accordance with a zone change to C-3-DP to operate an existing bookstore and flower shop.
8761012015	2014	0	4	0	0	0	RPP200600212 approved on 12/8/2014 for a new restaurant.
5236021902	2015	N/A	N/A	1	0	0	RPP201500236 and RHSG 201500002 approved on 11/5/15 for four affordable for-sale (single family residences) units.
5236021903				1			
5236021904				1			
5236021905				1			
5381030032	2015	N/A	N/A	0	0	3	RPP201500849 approved on 10/20/15 for three market-rate for-sale (condominium) units.
5388032021	2015	N/A	N/A	3	0	27	REA201500017 and RHSG 201000002 approved on 3/26/15 for three affordable for-sale units and 27 market-rate for-sale (condominium) units.
5408004001 5408004909 5408004910 5408004911 5408004912 5408004913 5408004914 5408005903 5408005904 5408005906 5408005907	2015	N/A	N/A	68	0	273	RPP201401004 approved on 2/3/15 for 273 market-rate rental units and 68 affordable rental units within a mixed use development.
5845016013	2015	N/A	N/A	1	0	8	RPP201401305 approved on 5/28/15 for eight market-rate rental units and one affordable rental unit within a mixed use development.
6008033024	2015	N/A	N/A	0	0	3	RPP201400650 approved on 1/13/15 for the conversion of an expanded single family residence into three market-rate rental units.
6008040004 6008040005 6008040006	2015	N/A	N/A	3	0	26	RPP201400756 and RHSG201400005 approved on 7/16/15 for three affordable rental units and 26 market-rate rental units.
6056005900	2015	N/A	N/A	2	0	0	PM071916 and RHSG201300005 approved on 1/22/15 for two affordable for-sale (single family residences) units.
6056006901	2015	N/A	N/A	2	0	0	PM071915 and RHSG201300004 approved on 1/22/15 for two affordable for-sale (single family residences) units.
6056007900	2015	N/A	N/A	2	0	0	PM071914 and RHSG201300003 approved on 1/22/15 for two affordable for-sale (single family residences) units.

APN	YEAR	Adequate Sites Inventory		Approved			Notes
		Very Low/Lower	Moderate	Very Low/Lower	Moderate	Market Rate	
6060020025	2015	N/A	N/A	0	0	1	RPP201400907 approved on 8/19/15 for one market-rate rental unit within a mixed use development.
6076001902	2015	N/A	N/A	4	0	0	PM071912 and RHSG201300006 approved on 1/22/15 for four affordable for-sale (single family residences) units.
6076020901	2015	N/A	N/A	2	0	0	PM071913 and RHSG201300007 approved on 1/22/15 for two affordable for-sale (single family residences) units.
6149016904 6149016906 6149016907 6149016909 6149016911	2015	N/A	N/A	105	0	0	RHSG201400003 and RCUP201400073 approved on 2/12/15 for 105 affordable senior rental units within a mixed use development.
6150001011	2015	8	0	0	0	6	RPP201400878 approved on 4/21/15 for three duplexes and one market-rate for-sale (single family residence) unit.
6150007902	2015	N/A	N/A	2	0	0	PM071909 and RHSG201300001 approved on 1/22/15 for two affordable for-sale (single family residences) units.
6150007902	2015	N/A	N/A	2	0	0	PM071909 and RHSG201300001 approved on 1/22/15 for two affordable for-sale (single family residences) units.
6150007905	2015	N/A	N/A	2	0	0	PM071910 and RHSG201300002 approved on 1/22/15 for two affordable for-sale (single family residence) units.
6152002020	2015	0	3	61	0	0	RHSG201400002 and RPP201400609 approved on 2/19/15 for 61 affordable rental units.
6152003008		N/A	N/A				
6152003906		12	0				
6152003908		7	0				
7344020023 7344020024 7344021021 7344021022	2015	N/A	N/A	0	0	60	REA201500113 approved on 6/17/15 for 60 market-rate for-sale (condominium) units.
8031003034	2015	6	0	0	0	8	RPP201400901 approved on 8/25/15 for eight market-rate rental units.
8472001013	2015	13	0	0	0	0	RPP201500365 approved on 9/21/15 for a new gas station and a mini mart.
8629019029	2015	N/A	N/A	0	0	10	TR072444 approved on 4/14/15 for 10 market-rate for-sale (condominium) units.
TOTAL		67	120	263	0	527	

Source: County of Los Angeles Department of Regional Planning, Housing Approvals Report, January 1, 2014 - December 31, 2015.

VI. OTHER MAJOR HOUSING INITIATIVES

Density Bonus Units

On August 8, 2006, the Board of Supervisors adopted Ordinance 2006-0063, amending the Los Angeles County Zoning Code with eligibility, regulations and procedures for the granting of density bonuses and incentives for affordable and senior citizen housing—as required for consistency with Section 65915 of the California Government Code, the State Density Bonus Law. The County's density bonus provisions go beyond the state-mandated requirements by providing options for additional density bonuses and incentives for affordable housing and senior citizen housing (through a discretionary procedure). In addition, the Ordinance uses a menu of incentives to encourage projects that provide 100% affordable, are located near mass transit and/or provide infill development, while granting all incentives consistently with the state-mandated requirements. Efforts to update the ordinance will begin in early 2016.

In 2015, the Department of Regional Planning approved a total of 609 units from the density bonus program, including 263 affordable units. As of the end of 2015, the Department has approved a total of 1,727 units (including market-rate senior citizen units) from the density bonus program since SB 1818, including 1,134 affordable units, which made significant changes to the State Density Bonus Law, took effect on January 1, 2005.

Second Units

On March 3, 2004, the Board of Supervisors adopted Ordinance 2004-0012, amending the Los Angeles County Zoning Code with regulations and procedures for the review of second residential units—as required for consistency with the state law. In 2015, the Department of Regional Planning approved 48 second units, for a total of 587 second units since the Ordinance took effect in 2004.

Mixed Use Developments

On July 1, 2008, the Board of Supervisors adopted amendments to the Los Angeles County Zoning Code to modify certain commercial zones to allow vertical mixed use developments through an administrative procedure. In 2015, there were 107 new units approved under the Ordinance.

Farm Worker Housing Units

On September 14, 2010, the Board of Supervisors adopted the Farmworker Housing Ordinance, which is a program that brings the County's provisions for farmworker housing into compliance with the State Employee Housing Act. There was no activity in 2015.

Requests for Reasonable Accommodations

On November 29, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which establishes procedures for individuals with disabilities to request reasonable accommodations (with respect to planning and land use regulations) in order to obtain equal opportunity to housing. One request for reasonable accommodations was received in 2015 and is currently pending.

Affordable Housing Coordinating Committee

On October 27, 2015, the Board of Supervisors issued a motion that initiates the creation of the Affordable Housing Coordinating Committee, as well as the allocation of funds for affordable housing programs to address the lack of affordable housing. The Affordable Housing Coordinating Committee consists of various County departments and agencies to foster a comprehensive approach. The Committee is required to report annually to the Board of Supervisors on policy recommendations and investment outcomes of all programs related to affordable housing.

Homeless Initiative

On August 11, 2015, the Board of Supervisors instructed County departments to collaborate on the Homeless Initiative by developing strategies and recommendations to address the homelessness issue throughout Los Angeles County. Through collaboration with other public agencies and community stakeholders, 18 policy summits were conducted on nine topics from October 1 through December 3, 2015. This effort resulted in strategies in six key areas to combat homelessness: prevent homelessness; subsidize housing costs; increase income; provide case management and services; create a coordinated system; and increase affordable/homeless housing.

On February 9, 2016, the Board of Supervisors approved a comprehensive set of strategies and administrative actions to combat homelessness throughout Los Angeles County. In the first six months, the County will complete the implementation of some of the strategies. It will also create plans for evaluation, continue research on homelessness, develop funding allocation and distribution plans, and identify revenue sources. More information about the Homeless Initiative strategies can be found on the County's website at <http://priorities.lacounty.gov/homeless/>.

Appendices

Appendix A: Table C1 Implementation Progress of Housing Programs

Appendix A:

Table C1 Implementation Progress of Housing Programs

Table C1: Los Angeles County 2014-2021 Housing Programs Implementation Status

No.	Program Name	Responsible Agency	CY 2015 Status	Status
1	Adequate Sites for Regional Housing Needs	DRP	The DRP continued to maintain the adequate sites inventory. See Tables C2 and C3 in the Housing Element Annual Progress Report for a comparison between the potential number of units estimated in the adequate sites inventory and the number of units approved during the reporting period.	Ongoing
2	General Plan Update	DRP	The General Plan Update includes a number of land use changes and zones changes and will continue to maintain an inventory of sites that meet the RHNA allocation for the 2014-2021 planning period. Appendix B in the Housing Element provides an analysis of adequate sites under the General Plan Update. The Board of Supervisors adopted the General Plan on October 6, 2015.	Adopted 2015
3	Zoning Ordinance Update Program	DRP	The Zoning Ordinance Update Program is now managed in two projects: The Technical Update to Title 22, which is anticipated to be adopted in late 2016, and subsequent Comprehensive Ordinance Revisions (COR). This project will be implemented on a chapter by chapter basis, focusing on specific subject matter.	Pending

Table C1: Los Angeles County 2014-2021 Housing Programs Implementation Status

No.	Program Name	Responsible Agency	CY 2015 Status	Status
4	Density Bonus Ordinance	DRP	<p>The County's Density Bonus Ordinance, adopted in 2006, provides incentives for affordable housing by permitting density increases beyond what is allowed by the General Plan, and requires set-asides for very low, lower, or moderate income households and seniors. The Density Bonus Ordinance offers other incentives, including modifications to development standards. On September 27, 2014, Governor Brown signed Assembly Bill (AB) 2222, which amended sections of the State Density Bonus Law to prohibit an applicant from receiving a density bonus (and related incentives and waivers) unless the proposed housing development or condominium project would, at a minimum, maintain the number and proportion of affordable housing units within the proposed development, including affordable dwelling units that have been vacated or demolished in the five-year period preceding the application. AB 2222 also increases the required affordability from 30 years or longer to 55 years or longer for all affordable rental units that qualified an applicant for a density bonus, and requires replacement rental units to be subject to a recorded affordability restriction for at least 55 years. It also requires affordable ownership units to be subject to an equity sharing model rather than a resale restriction. The Density Bonus Ordinance will be amended accordingly through the Technical Update of Title 22, which is scheduled to be adopted in 2016. The County has created a web page to promote the Density Bonus on the Department of Regional Planning's web site, as well as a draft brochure for distribution at the front counter and field offices. The County continues to provide technical assistance to the public on application of the Density Bonus Ordinance.</p>	Pending

Table C1: Los Angeles County 2014-2021 Housing Programs Implementation Status

No.	Program Name	Responsible Agency	CY 2015 Status	Status
5	Infill Sites Utilization Program	DRP/CDC	The Infill Sites Utilization Program was amended in early 2009 to incorporate the use of Federal Neighborhood Stabilization Program (NSP) Funds for the acquisition and rehabilitation of foreclosed one to four unit properties. In total, the program provided for the acquisition and rehabilitation of 19 homes reserved as affordable rentals for families earning less than 50% AMI. Seven of those 19 houses were completed in 2013. During 2014, the remaining 12 homes were completed and leased to households with 50% AMI, per the NSP program. Projects of two to three units funded through the Infill Sites Utilization Program are eligible to receive a density bonus of one unit. The County will promote this density bonus as additional funding becomes available and has created a web page to promote the Infill Sites Utilization Program on the Department of Regional Planning's web site, as well as a brochure for distribution at the front counter and field offices.	Completed 2014
6	TOD Program	DRP/CDC	The Willowbrook TOD Specific Plan is scheduled to be completed in 2016. In 2015, the DRP initiated development of two additional TOD Specific Plans: West Carson TOD is scheduled to be completed in 2017, and West Athens-Westmont in 2018. CDC continues to participate in meetings with DRP.	Pending
7	Second Unit Ordinance	DRP	In 2004, the Board of Supervisors adopted the Second Unit Ordinance, which allows second units in residential and agricultural zones. Second units provide an affordable rental option for the workforce within single-family neighborhoods. In addition to promoting the Second Unit Program, the Department of Regional Planning will consider changes to the Second Unit Ordinance and other ways to enhance the program as part of the County's Homeless Initiative.	Ongoing

Table C1: Los Angeles County 2014-2021 Housing Programs Implementation Status

No.	Program Name	Responsible Agency	CY 2015 Status	Status
8	Small Lot Subdivision Ordinance	DRP	In the spring of 2015, consultants conducted a total of five site visits in communities with the greatest immediate potential for small lot subdivisions given the zoning and location criteria recommended by staff. These neighborhoods are East Los Angeles, Florence-Firestone, Willowbrook, West Athens-Westmont, Quartz Hill and Pearblossom. In the summer of 2015, three focus group meetings were conducted with various County departments including Public Works and the Fire Department, developers, builders, land use attorneys, engineers, and architects. Other outreach efforts include meetings with community leaders in Willowbrook, as well as follow-up discussions with Public Works and the Fire Department. The Ordinance, listed as Program 8 in the Fifth Revision Housing Element, is anticipated to be completed in 2016.	Pending
9	Air Quality and Housing	DRP/CDC/DPH	The CDC's annual Notice of Funding Availability (NOFA) modified the requirements for projects within 500 feet of a freeway to allow for limited uses, such as parking lots, to be in approved "buffer" areas, provided that no part of any residential building, play area, community room, garden, or patio be within 500 feet of a freeway. All projects funded through NOFA Round 20 met these requirements.	Ongoing
10	First 5 LA Supportive Housing for Homeless Families Fund	CDC	Five projects were approved by First 5 LA on November 29, 2012, for a total of 232 units. Cedar Ridge has been completed (rehabilitation) with 39 First 5 units. Vermont Manzanita and Whittier Place were also completed with 15 and 12 units respectively. Mar Vista Union (7 units) is in construction, and Beverly Terrace, (14 units), is in predevelopment. Rental Assistance: There have been two NOFA rounds leading to 12 Service Agencies that administered First 5 Rental Assistance funds. Dating back to when the first contracts were executed, there have been 1,953 children aged 0 - 5 that have been served from March 2013 through September 2015.	Ongoing

Table C1: Los Angeles County 2014-2021 Housing Programs Implementation Status

No.	Program Name	Responsible Agency	CY 2015 Status	Status
11	Countywide Affordable Rental Housing Development	CDC	The CDC provided funding to a total of ten multifamily housing developments through NOFA 20, issued in 2014, totaling 605 affordable units. The CDC received a total of 13 applications for funding through NOFA 21, issued in 2015, for a total of 798 affordable units.	Ongoing
12	Priority of Water and Sewer for Affordable Housing	DRP/DPW/Sanitation Districts/water service providers	Shortly after State certification in April 2014, the Department of Regional Planning distributed copies of the Housing Element to all water and sewer districts that provide services to the unincorporated areas.	Ongoing
13	Homebuyer Assistance	CDC	The HOP Program assisted 24 households and issued \$1,440,000 in HOP Loans. The MCC Program assisted 77 households by issuing Mortgage Credit Certificates with a total value of \$23,445,313. The SCHFA program assisted 62 households. AHOP - 0 affordable units completed	Ongoing
14	Section 8 Rental Assistance	CDC	HACOLA's Housing Choice Voucher Program monitors an allocation of over 23,000 Vouchers, including 535 Project based vouchers, and 1,518 Veterans Affairs Supportive Housing (VASH) vouchers. Additionally, 34 persons with HIV/AIDS were assisted through the Housing Opportunities for Persons with AIDS program and over 800 homeless families were assisted through the Section 8 voucher program.	Ongoing
15	Family Self-Sufficiency Program	HACOLA	The Housing Authority's Family Self-Sufficiency Program continues to promote the development of local strategies to enable families to achieve economic independence and self-sufficiency. In this program, Section 8 participants and public housing residents are also offered supportive services and Home ownership information. Through this program, the Housing Authority has also partnered and will continue to partner with local libraries to promote the importance of reading to young children to help them be more successful in school.	Ongoing

Table C1: Los Angeles County 2014-2021 Housing Programs Implementation Status

No.	Program Name	Responsible Agency	CY 2015 Status	Status
16	Housing Relocation for CalWORKs Participants Program	DPSS	Data on housing relocation assistance provided to CalWORKs participants was not available.	Pending
17	Shelter Plus Care - Supportive Housing Program	LAHSA, CDC, HACOLA	HACOLA's Continuum of Care program in the Fiscal Year (FY) 2014 received over \$11.3 million dollars in renewal funding to support existing Continuum of Care projects and over \$2.4 million dollars for new projects. HACOLA applied for \$15 million in renewal funds in the FY 2015 to support this program.	Ongoing
18	Green Grant Program	CDC	Funding for this program has been discontinued. However, CDC's annual NOFA provides financial incentives to developers of affordable housing who choose to include sustainability features in funded affordable housing developments.	Funding Discontinued
19	Winter Shelter Program for Homeless (WSP)	LAHSA	The County used ESG and General Funds to support the operation of 638 shelter beds during the 91-day Winter Shelter Program.	Ongoing
20	Ownership Housing Rehabilitation Assistance	CDC	The following number of loans/grants completed during the reporting period 2015: 8 Single-Family Rehab Loans (loan amounts over \$30K), and 133 Single Family Home Improvement Loans (\$10K - \$25K). Total Loans Completed:141. 2015 Residential Sound Insulation upgrades were completed on 881 households.	Ongoing
21	Public Housing Modernization Program	CDC	Modernization of existing public housing is an ongoing activity of the Housing Authority, and during 2015, 1,796 units were undergoing modernization during this period.	Ongoing

Table C1: Los Angeles County 2014-2021 Housing Programs Implementation Status

No.	Program Name	Responsible Agency	CY 2015 Status	Status
22	Preservation of At-Risk Housing	CDC	At the request of the Board of Supervisors, HACOLA completed an assessment of the pros and cons of the scattered site public housing disposition reported in 2014. Upon consideration, the Board of Supervisors determined that, due to the current housing and homelessness crisis, it was in the best interest of the County for HACOLA to retain ownership of this housing portfolio and pursue other financial resources to address the operating deficits. The Board further directed HACOLA to amend the Annual Plan to provide first preference to homeless families and victims of domestic violence for vacancies in the units. There are no other at-risk units in HACOLA's portfolio. In response to the Board's Housing Motion of October 27, 2015, the CDC is assessing options for funding that can best stabilize or increase affordable housing opportunities, which would include retention of at-risk projects with expiring commitments.	Ongoing
23	Foreclosed Property Tracking System	DPW	In 2014, the Department of Public Works launched an intra-departmental program that maps the properties in the unincorporated areas that have a Notice of Default or Notice of Trustee Sale filed. The database is updated monthly and provides the parcel number, address, and date of Notice for each property. The DPW intends to make this database accessible to other County agencies as resources become available as it could be useful in the future community-based planning efforts for example. Though primarily complaint-based, the DPW has also been working to abate nuisance foreclosed properties through inter-departmental coordination between code enforcement and property rehabilitation teams.	Ongoing
24	Fair Housing Program	CDC (Housing Rights Center)/DRP	Fair housing and tenant services activities were ongoing during this period, with 829 clients directly assisted under the program. A total of 3,490 services were provided through 49,486 client contacts. The program distributed 16,024 pieces of education materials, conducted tester trainings, provided walk-in clinics, sponsored public service announcements, and hosted community event informational forums, summits, workshops and booths.	Ongoing

Table C1: Los Angeles County 2014-2021 Housing Programs Implementation Status

No.	Program Name	Responsible Agency	CY 2015 Status	Status
25	Best Practices for Accessible Housing	CDC	CDC continued its new practice of requiring that 10% mobility units and 5% sensory units meet current ADA standards for accessibility for projects that received funding under the annual Notice of Funding Availability (NOFA) process. Projects received design review for compliance with accessibility requirements, and all projects are required to obtain CASp certification of accessible units. CDC staff hold preliminary pre-leasing meetings at the start of construction as well as pre-leasing meetings held 90 days prior to lease-up in order to review affirmative marketing, signage requirements, tenant selection and waiting list policies for the accessible units. Projects are required to register accessible units on the Los Angeles County Housing Resource Center (LAC-HRC) website in advance of the application process. In addition, the LAC-HRC entered into a Cooperation Agreement with the City of Los Angeles Housing and Community Investment Department (HCIDLA) to create a City of Los Angeles partner page that would also be used to register accessible units, which further expanded the inventory of accessible unit information available to the general public.	Ongoing
26	Homeowner Fraud Prevention	DCA	The Department of Consumer Affairs continues to provide ongoing fraud prevention counseling services to low and moderate income homeowners.	Ongoing
27	Reasonable Accommodations Ordinance	DRP	On November 29, 2011, the Board of Supervisors adopted the Reasonable Accommodations Ordinance, which establishes procedures for individuals with disabilities to request reasonable accommodations to ensure equal access to housing. In 2012, the Department finalized application materials and review procedures. In 2014, the Department simplified the definition of "individual with a disability" through the Technical Update of Title 22, to be consistent with state and federal law. Additionally, staff created an informational brochure that will be displayed at the Department of Regional Planning public counter, field offices and public web site. The Technical Update of Title 22 is scheduled to be adopted in 2016.	Adopted

Table C1: Los Angeles County 2014-2021 Housing Programs Implementation Status

No.	Program Name	Responsible Agency	CY 2015 Status	Status
28	CEQA Streamlining	DRP	The DRP continued developing a CEQA Streamlining Process Manual that would facilitate a streamlined environmental review for qualifying development projects. The effort relies on the certification of the General Plan EIR, which occurred in 2015. The Manual includes an eligibility criteria flowchart, project checklist, and an Urban Area map. The Manual will be incorporated into the draft Countywide CEQA Guidelines, which is currently being prepared by DRP and will require Board adoption upon completion.	Pending
29	Coordination and Implementation	CEO, DRP, CDC, Fire, DPW, DPH	The CDC works with the DRP and the DPW to provide fee waivers and expediting services to affordable CDC-funded housing developers in the unincorporated areas. In these instances, the CDC will pay for staff time associated with expediting these projects. The County places high importance on this item and plans to meet to continue the collaborative process.	Ongoing
30	Housing Element Annual Progress Report	DRP, DPW, CDC	This report implements Program 30.	Ongoing
31	Monitoring of Housing Issues	DRP, CEO, CDC, DPW	Ongoing efforts during the planning period will include, but are not limited to: attending housing and legislative review conferences; attending training workshops; consulting with housing professionals through the Development Advisory Group, etc.; working with the State to enhance and refine state mandated housing policies, including but not limited to the Mello Act, Affordable Housing Cost and Income Limits, the Density Bonus Law, and the Housing Element Law; participating in regional planning efforts coordinated by the Southern California Association of Governments (SCAG); and interfacing with other County agencies and the public. During the reporting period, County staff also worked with the CEO to coordinate legislative responses, primarily related to CEQA infill exemptions and amendments to the Housing Element Law.	Ongoing